



TWO "IMMEDIATE OCCUPANCY" HOMES OFFER SIGNIFICANT SAVINGS AT BELVIEW ESTATES

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The Ellington and Beaumont Model Residences Featured in Best Buys Program

LOPATCONG, N.J. - Two "Immediate Occupancy" homes at Larken Associates' Belview Estates in Warren County's Lopatcong Township are now being offered with considerable savings.

The Ellington and Beaumont model residences have been released for sale within the developer's limited-time "Best Buys" program which offers some of the community's most popular estate-style single-family housing designs at extremely competitive and reduced prices.

The "Best Buys" incentive will reduce the current pricing of the homes -- \$749,990 and \$774,990 respectively -- considerably. Purchasers must have the ability to close on the residences within 60 days. Interested home-buyers prospects can call (908) 454-0502 for details.

The Ellington and Beaumont are loaded with a host of designer features and appointments included in the purchase price. Buyers can also still make certain selections to personalize the interiors, meaning they don't have to sacrifice any luxury.

"By featuring these homes in our popular 'Best Buys' program, we are making them available with never-before-seen savings and value," says Marilyn Cornelia, Larken's Director of Sales and Marketing. "In addition to the reduced pricing, two lucky purchasers will receive homes that are full of interior elements and luxurious upgrades free of charge."

In all, Belview Estates offers 35 estate-inspired single-family homes. The community's Meadow View Collection features affordably-priced four-bedroom homes all situated on homesites a minimum of two sprawling acres and offered from just \$624,990. The remaining homes are priced from \$669,990.

Single-family residences are situated on of a minimum of two-acres stretching up to seven acres. Four and five-bedroom housing designs range in size from approximately 2,827 to 4,800 square feet and are equipped with the latest in designer amenities and appointments, such as granite kitchen countertops, hardwood flooring in select homes, 9' or 10' first floor ceilings, Jack and Jill Baths, princess suites, wood decks and three-car garages.

A number of model homes to be built at Belview Estates will be New Jersey ENERGY STAR® labeled single-family residences. New Jersey ENERGY STAR® labeled homes meet strict guidelines for energy efficiency set by the U.S. Environmental Protection Agency and include energy-saving features that typically make them 20-30% more efficient than standard homes.



Features that will be found in the ENERGY STAR certified homes include Energy Star windows and sliding doors, high-efficient Energy Star Qualified heating and air conditioning systems and Energy Star G.E. Appliances. ENERGY STAR homes are part of the New Jersey Clean Energy Program which was established by the New Jersey Board of Public Utilities. In addition, Larken Associates has solar domestic hot water systems available at Belview Estates. The cost-effective system will provide another energy-efficient strategy to the homes by taking advantage of natural resources to heat the residences.

Purchasers with a home to sell can also take advantage of the ease and convenience of Larken's limited time Trade-In Program at Belview Estates. Designed to make the dream of owning a brand new home more attainable for many, Larken Associates will purchase a buyer's current home at an agreed upon price under the new program. This eliminates stress and provides considerable peace of mind by allowing purchasers to know the equity gained in the sale of their home in advance.

Under the terms of the program participants must own a single-family primary residence in New Jersey or Pennsylvania and place 25% down payment towards the purchase of their new Larken home. Homes must have an average appraised value of at least \$50,000 and be no more than \$350,000. Larken Associates will purchase the home for 75% of the appraised value with no mortgage contingency. The closing for both residences will occur simultaneously.

Certain homes - including mobile homes, co-ops or multi-family residences - are not eligible for the program. The offer is also not available for properties with an abandoned on-site storage tank or homes with radon, mold, termites or structural damage. Other restrictions do apply. Please call a Sales Representative for full details and restrictions. Sellers must have substantial equity in the value of their existing home.

Residents of Belview Estates enjoy an activity-rich lifestyle convenient to a myriad of recreational pursuits.

"Lopatcong is well-known for its countless outdoor activities," says Ms. Cornelia. "There are numerous parks throughout the area, in addition to widespread recreational activities along the scenic Delaware River. Seasonal activities include golfing at the Hawkers Hollow Golf Course, enjoying the Warren County Fairgrounds, skiing in the nearby Lehigh Valley and sampling the area's numerous wineries."

"The Township is also noted for high-rated quality schools. In addition, commuters find easy access to business centers in central New Jersey and Eastern Pennsylvania via Routes 22 and 57 plus Interstate 78."

For additional information on Belview Estates, please call (908) 454-0502. The community's sales office is open Monday, Thursday and Friday from 12 p.m. to 5 p.m. and Saturday and Sunday from 11 a.m. to 5 p.m. Closed Tuesday and Wednesday. To visit, take Route 78 West to Exit 3. Proceed 1/2 mile to third traffic light and turn right onto Route 519. Make first left onto Strykers Road. Continue northeast on Strykers Road. Make a left onto Belview Road. Take first left onto Griffin Place. Proceed to Highlands Way and the entrance to Belview Estates.