



LARKEN ENHANCES DELAWARE CROSSINGS' CARE-FREE LIVING WITH SPECIAL SERVICES INCENTIVE AT ACTIVE ADULT COMMUNITY 10/28/09

LOPATCONG, N.J. - The easy, care-free and convenient environment at Delaware Crossing is about to get a whole lot better for homebuyers and renters alike at the popular collection of single-family attached homes for active adults in Warren County's Lopatcong Township.

Larken Associates - developer of Delaware - has introduced a new Services program that is sure to have tremendous appeal to those aged 55 and better who want to improve their lifestyle by ridding themselves of many tiresome daily tasks and chores. Under the program, Larken Associates is cooperating with local companies which will provide residents services such as cleaning, meal delivery, car service and maintenance and salon and spa and grocery store services.

Renters who sign a 14-month lease at Delaware Crossing will receive \$1,000 credit towards the service program, while homebuyers will be granted a \$5,000 credit.

"The program will provide homeowners or tenants gift certificates for services that they wish to acquire," explains Marilyn Cornelia, Larken's Director of Sales and Marketing. "For example, a homeowner may choose \$1,000 towards home cleaning, \$1000 meal delivery, etc. adding up to \$5,000. Of course, once they've used the credit, the services will still be available for a fee, meaning residents can enjoy this convenience for years to come."

The special Service incentives will be available at Delaware Crossing for a limited time. Certain restrictions apply and the program can not be combined with any other offer. For more information or full details on the program, please contact a Sales Representative at (908) 454-2267.

Low-maintenance single-family attached homes at Delaware Crossing at Morris Park are available for purchase from \$299,990. Seven distinctive floorplans are available with two-bedrooms, 2.5 baths, full appliance package with washer and dryer, two-car garage and a host of premium finishes and appointments. Homes with basements are also available.

A limited number of homes with "immediate occupancy" are now available at Delaware Crossing. The residences provide delivery dates shortly after signing a contract.

Active adult homebuyers with a home to sell are heaping high praise on the rent-to-purchase option at Delaware Crossing at Morris Park.

Leasing activity is on the rise at the neighborhood as those aged 55 and older - many who already have a contract on their present home -- are deciding to take advantage of unique program in which buyers receive six-month rent credit back should they choose to purchase at the end of their lease terms.



Two of the community's most popular designs - the Christie ranch and two-story Danielle - are being offered with a rent-to-purchase option. The Christie ranch is available from \$1,700 a month and the Danielle is available from \$1,800 a month. Both homes are appointed with upgraded cabinets, fully applianced kitchens, granite countertops, hardwood flooring, and gas fireplaces and much more.

"It's a win-win situation," says Ms. Cornelia. "This program presents the opportunity to experience first-hand an active adult community with countless amenities and a care-free, low-maintenance lifestyle. If they enjoy their new home and lifestyle, they can opt to purchase here and receive six months of rent back.

"Better yet, if they have a home to sell, the program eases stress by providing additional time to complete the sale."

Delaware Crossing residents can indulge themselves in a wide array of activities at the magnificent pool, bocce and tennis courts, shuffleboard and a horseshoe court. There's also a professionally-decorated clubhouse which offers a game room, card room and fully-equipped kitchen and fitness center complete with steam and whirlpool rooms.

While there's certainly plenty to do on-site, Delaware Crossing's unique location in the heart of northwest New Jersey offers access to many shopping and entertainment possibilities, as well as one of the state's natural treasures—the New Jersey Skylands where an assortment of parks, lakes, golf and tennis courses and other outdoor recreational areas can be found.

"There are countless opportunities available in the area," indicates Ms. Cornelia. "From rolling hills and meadows to the riverbanks of the Delaware River, Lopatcong has many outdoor pursuits to be enjoyed.

"Warren County is also home to Hawkers Hollow Golf Course, Architect's Golf Course and the Warren County Fairgrounds, and other charming activities such as antique shopping and wineries. On the other side of the Delaware River is Pennsylvania's Lehigh Valley, providing access to seasonal resorts and amenities such as skiing and golf."

Delaware Crossing's desirable location is tucked away in a private, picturesque area that is accessible to major roadways, shopping, and cities. Major roadways such as Routes 22 and 57 plus Interstate 78 whisk commuters to the major destinations throughout Warren, Hunterdon, Morris, Essex, Bergen and Hudson Counties.

For additional information on Delaware Crossing, please call (908) 454-2267. The Delaware Crossing sales office is open daily 11 a.m. to 5 p.m. and closed on Tuesdays and Wednesdays. To visit the community, take Rt. 78 West to Exit 3. Proceed 1/2 mile to 3rd light at intersection (Rt. 519) & make a right turn. Proceed to 2nd light at Rt. 57 & make a left. Go approximately 1-1/2 miles to Red School Lane & make a right. Proceed to light at Baltimore St. & make a left. Proceed about 1/2 mile to First St. & make a right turn, Sales Center on left.