



RESIDENTS BUSTLE WITH ACTIVITY DURING FALL SEASON AT DELAWARE CROSSING AT MORRIS PARK 11/15/10

LOPATCONG, NJ - Delaware Crossing at Morris Park, the suburban active adult neighborhood in Warren County's Lopatcong Township, is bustling with fall activity.

The intimate collection of single-family attached homes has welcomed many new homeowners over the past several months, according to its developer, Larken Associates. These residents have quickly joined their existing neighbors who are out enjoying the cooler weather and utilizing one of the many on-site recreational amenities or participating in the community's active social events.

"Delaware Crossing is a very lively community where neighbors often get together for outdoor activities or partake in a fun-filled program," says Sales Manager Susan Livingstone. "Each day, our enthusiastic and energetic residents look forward to the array of opportunities available to them right outside their door, as well as those offered at the region's nearby parks, shopping venues and cultural attractions."

Activities the residents at Delaware Crossing can indulge in include the magnificent heated pool in the summer, 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. Livingstone. "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 has recorded strong activity on both the sale and rental fronts during the fall season. Many of the existing homes are being snapped up in quick order in recent weeks thanks to special limited time incentive pricing from \$239,990 for quick delivery homes.

Homes are also available for rent from \$1,495 a month. Seven distinctive floorplans are available in all with two-bedrooms, two baths in ranch designs and 2.5 baths in two-story designs, full appliance package, two-car garage and a host of premium finishes. Homes with basements are also available. A limited number of homes with "immediate occupancy" are available at Delaware Crossing.

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 a 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 \$1,495 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. Livingstone. “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’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 Monday to Sunday from 11 a.m. to 5 p.m., closed on Tuesdays. 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.