



ACTIVE ADULT RENTERS FIND VALUE BEYOND THE HOME AT DELAWARE CROSSING IN LOPATCONG TWP.

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LOPATCONG, N.J. - Renters at “Horizon’s—Delaware Crossing at Morris Park” are astounded at the high level of luxury and value they receive at the collection of single-family attached homes for active adults in Lopatcong Township.

Not only do renters receive spacious, well appointed homes at incredibly low rental rates beginning from \$1,595, the quality construction of the residences which includes top of the line energy efficient insulation and more, provides significant savings on monthly bills. What’s more, monthly rental rates include all taxes, maintenance and amenity fees.

However, the value at Delaware Crossing at Morris Park is about much more than just the homes, according to Larken Associates, which is developing the neighborhood as part of its signature series of “Horizon’s 55+ Communities.” Residents here are also delighted with the resort-style and well-rounded living environment created by a comprehensive on-site recreational amenity package and a suburban location within minutes of many attractions.

Steps from their front door, renters will find world class facilities, including a magnificent heated pool, bocce and tennis courts, shuffleboard and a horseshoe court and a state of the art healthclub. Construction is also now almost complete on a new community park area which includes a gazebo, walking trail with bridge and dry river rock creek. Benches will be added for residents to enjoy the beautiful new landscaping. Inside, renters can delight in the professionally-decorated clubhouse which features a billiard room, card room and fully-equipped fitness center complete with steam and whirlpool room.

“While there’s plenty to do within the Delaware Crossing neighborhood, we’re also just a quick trip from the many recreational, entertainment and cultural happenings found in northwest New Jersey, including major highways, shopping, gambling, restaurants, police headquarters, and more,’ says Susan Livingstone, Sales and Leasing representative for Larken Associates.

Delaware Crossing is a quick trip from one of the state’s natural treasures—the New Jersey Skylands where an assortment of parks, lakes, golf and tennis courses, as well as other outdoor recreational areas can be found. Some of the area’s most prominent doctors and the Warren Hospital are also within a half a mile of the community.

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 and gambling.



Traveling is also a breeze from Delaware Crossing which is minutes from major highways including Routes 287, 22 and 46 and Interstates 78 and 80 which whisk commuters into northern and central New Jersey.

Delaware Crossing accepts active adults 55 years or better. Homes at the community offer two-bedrooms, two baths in ranch designs and 2.5 baths in two-story designs, a full appliance package, two-car garage and a host of premium finishes

Each of Delaware Crossing's spacious and popular designs are available at the community, including the recently-introduced Harlow design priced from just \$1,595 a month. The ranch-style Harlow home includes two-car garages, attic storage, a walkout patio and an elegant master bedroom suite with walk-in closet and master bath. Residences are being offered a unique rent-to-own option in which buyers receive a three-month rent credit back should they choose to purchase at the end of their lease term.

Homes at Delaware Crossing are priced from just \$244,990 for purchase.

Three new programs designed to ease the buying and renting process at Delaware Crossing have received an overwhelmingly positive response from interested prospects.

Homebuyers and renters are flooding the neighborhood to learn more about the programs which were recently introduced. One program at Delaware Crossing at Morris Park that's garnered specific attention is Larken's new relationship with DLP Realty. The locally-based developer has retained Don Wenner, president of DLP Realty, to ensure homebuyers and renters at Delaware Crossing at Morris Park sell their existing residence.

Mr. Wenner will list customer's existing home and guarantee the sale of the home within 60-to-180 days from the purchase or rental of their new home at Delaware Crossing. If the residence is not purchased during the mutually agreed upon time frame, DLP Realty will buy the home. What's more, Mr. Wenner will work with buyers and renters to have their new purchase or rental prepared to coincide with the sale and closing of their existing home. Purchase is guaranteed exclusively through DLP Realty and is subject to their guidelines and restrictions. For additional information, please visit www.soldin68.com. Home sold guarantee is only with a purchase of a Larken home.

Additional programs receiving rave reviews at Delaware Crossing include the "Rental Reservation Program" which allows renters to reserve their desired floorplan and home site from available inventory and be provided six months to begin their lease. If someone reserves well enough in advance, they will be able to personalize their home with their choice of standard cabinets, countertops and flooring. Purchasers have embraced the "Home Sale Protection Program" which is available on a select number of homes and provides homebuyers a six-month contingency to sell their existing home. If they're unsuccessful, the developer will refund the full deposit on their new home.

For additional information on Delaware Crossing, please call (908) 454-2267 or visit www.DelawareCrossingActiveAdultsNJ.com. The Delaware Crossing sales office is open Monday to Sunday from 11 p.m. to 5 p.m. It is closed on Tuesdays. To visit the community, take Rt. 78 West to Exit 3, proceed onto Route 22 West and travel approximately 1.5 miles. Make a right onto "First" Street. Go approx. 4 blocks and you will drive directly into Delaware Crossing. Follow the signs for the Sales & Leasing Center.