



## **THREE NEW PROGRAMS RECEIVE INCREDIBLE RESPONSE AT LARKEN'S PENNSYLVANIA HORIZON'S 55+ COMMUNITIES**

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BLANDON AND WHITEHALL, PA – Three new programs designed to ease the buying and renting process at two of its suburban Pennsylvania “Horizon’s 55+ Communities” have received an overwhelmingly positive response from interested prospects.

Homebuyers and possible renters are flooding “Horizons—The Village at Maiden Creek,” and “Horizon’s—The Village at Whitehall” to learn more about the programs which were recently introduced. One program that’s garnered specific attention is Larken’s new relationship with DLP Realty. The developer has retained Don Wenner, president of DLP Realty, to ensure homebuyers and renters sell their existing residence at The Village At Maiden Creek or The Village At Whitehall.

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, DPL 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](http://www.soldin68.com). Home sold guarantee is only with a purchase of a Larken home.

Special programs also receiving rave reviews 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. 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.

In addition, Larken Associates has introduced new limited-time builder incentives that are sure to add considerable value at both of its Pennsylvania “Horizon’s” active adult communities.

At “Horizons—The Village at Maiden Creek,” a collection of 110 upscale townhomes for those aged 55 and older in Berks County, PA, the developer is offering free hardwood upgrades in kitchens and foyers for new home purchases and with every 12-month rental lease an extra month free. At “Horizon’s—The Village at Whitehall,” an active adult condominium community in Whitehall, PA, Larken is providing 25% off all upgrades for new home purchasers and with every 12-month rental lease an extra month free for those who lease in the community’s newly-constructed third and fourth buildings.

The special promotions will be offered through December 31st and will only be available to first time customers who reserve a home during this time period.



The Village at Maiden Creek features one- and two-story townhome floor plans with one, two- and three-bedrooms, formal living/dining and family rooms, expansive kitchens with adjoining breakfast nooks, master bedroom suites with tray ceilings, walk-in closets and lavish master baths and one-car garages.

Over 50% of The Village at Maiden Creek is now occupied as a result of strong leasing and sales activity over the past few months. A limited number of standing inventory homes are now available for Immediate Occupancy priced from just \$169,990.

Rentals at The Village at Maiden Creek are available from just \$1,195 a month, which includes all amenity fees, maintenance fees and taxes. Many provide Immediate Occupancy dates - a significant advantage for active adults who have already sold their home or want to move into an activity rich community in time for the fall season.

Included in the available homes is the popular one-bedroom Addison model, which features a first floor master bedroom suite with a walk-in closet and private bath, upstairs loft area with additional storage and an open floorplan with the kitchen leading into the living and dining rooms.

Construction is underway on the next phase of active adult townhomes at The Village at Maiden Creek. The newest section will be comprised of 12 residences housed in two residential buildings. Four of the most popular designs will be offered in the latest phase, including the Brandywine, Edgewood, Fairfield and Delaware floorplans. The homes are available for both purchase and lease.

The relaxed, country club-style environment at The Village at Maiden Creek is created by a magnificent 6,000 square-foot clubhouse and spa, which residents are putting to good use. The state-of-the-art community center features world-class amenities such as a health club and exercise facility, whirlpool spa, sauna, steam and massage rooms, lounge area with fireplace, billiards room and kitchen with serving bar.

In addition to unrivaled luxury and comfort, homeowners at The Village at Maiden Creek will receive the added benefit of residing just steps from a wealth of modern day conveniences and amenities. The community is situated in close proximity to the Maiden Creek Towne Center - a new, state-of-the-art 34,706 square-foot retail shopping center.

Condominium homes at The Village at Whitehall offer upscale design amenities such as kitchens with designer cabinetry, granite countertops and hardwood flooring, exterior patios or balconies depending on model, designer light fixtures, separate laundry area in each residence and a video intercom system for security.

Select homes are available for purchase at The Village at Whitehall from \$219,990 and for rent at \$1,250 per month. Rental rates include all taxes, maintenance and amenity fees.

Construction is nearly complete on the third and fourth buildings at the suburban neighborhood with occupancy expected this fall. Once completed, purchase and rental prices are expected to rise at The Village at Whitehall. The new buildings feature a number of redesigned models including a never-before-offered three-bedroom layout that is available from just \$269,990 for purchase and \$1,750 a month for rent to guarantee residents receive the most home for their money.



Residents can enjoy the expansive community center featuring a state-of-the-art fitness center, steam rooms, media/theater room and dance floor. Each building also offers a wide array of community rooms including card, game, ping-pong, billiards and lounge rooms. In addition, available in the summer months are an outdoor heated pool and spa.

For additional information on The Village at Maiden Creek, please call (610) 916-5400 or visit [www.MaidencreekActiveAdultHomesPA.com](http://www.MaidencreekActiveAdultHomesPA.com). The sales center is open Monday to Friday from 12 p.m. to 5 p.m. and Saturday and Sunday from 11 a.m. to 5 p.m.

To visit From Philadelphia, PA - Travel Route 422 West to end. Merge onto US 222 North at "Freeway Ends 222 North Allentown" sign. Turn right at first traffic light onto Route 73 East (Main Street). Turn left at first traffic light onto Park Road. Proceed ½ mile and turn left onto Wesner Road. Proceed ¼ mile and turn right onto Village Drive.

From Route 222 South - Travel US 222 South towards Fleetwood/Blandon, PA to Route 73 East (Main Street). Turn left onto Route 73 East. Turn left at first traffic light onto Park Road. Proceed ½ mile and turn left onto Wesner Road. Proceed ¼ mile and turn right onto Village Drive.

For additional information about The Village at Whitehall, please call (610) 769-5515 or visit [www.WhitehallActiveAdultCondosPA.com](http://www.WhitehallActiveAdultCondosPA.com). The sales office is open daily from 11 a.m. to 4 p.m., closed Tuesday and on Saturday and Sunday from 11 a.m. to 5 p.m. To visit the community, from Rt. 22 take exit for MacArthur Rd./PA-145 North. Proceed approximately 2 miles. Turn left onto Mechanicsville Road and continue for about a half mile. Turn left onto Brynwood Drive. Make your first left onto St. Stephen's Lane and follow signs for the Sales Office.