



HOMEBUYING SEMINAR PROMPTS RENTERS TO BECOME BUYERS AT LARKEN ASSOCIATES LOPATCONG TWP. COMMUNITIES 3/10/11

LOPATCONG, N.J. - More and more renters are becoming proud homeowners at Larken Associates' two residential communities in the suburban Warren County Township of Lopatcong.

Spurred by a recent Homebuyer Seminar featuring prominent area real estate experts that outlined and detailed how easy and advantageous it is to purchase at the developer's Warren Heights and Delaware Crossing at Morris Park communities, many current renters at the suburban neighborhoods are now making the decision to move forward and buy a home here.

"The decision to buy is one of the most significant a person will make in their lifetime," says Marilyn Cornelia, Larken's Director of Sales and Marketing. "At these communities, we're offering a number of programs such as no down payment USDA financing and the 3.5% down payment FHA financing that enable buyers to become homeowners with very little money down.

"The seminar allowed interested prospects to learn all about the available opportunities from industry professionals in a relaxed environment and has prompted several to purchase their new home."

Warren Heights features elegant one-and two-bedroom condominium homes. Time is running out to purchase the remaining residences at the fast-selling community which offers incredible value thanks to home prices starting from just \$159,990 and special incentives and financing options.

Warren Heights boasts one-bedroom condominium homes with bonus rooms or two-bedroom multi-level residences with gourmet kitchens, formal living and dining rooms and master bedrooms offering master bathroom suites, a walk-in closet and attached sitting room.

"Each home comes with many added bonuses," says Ms. Cornelia. "For example, all condominium residences include an additional private basement storage area in the purchase price."

Condominium homes are also available for rent from \$1,175. There are also a limited number of fully-furnished condominium homes complete with designer furniture and stylish fixtures now available for lease at Warren Heights.

Warren Heights state-of-the-art amenity package includes a clubhouse, two fitness centers, a magnificent outdoor pool, health club, basketball courts, a children's tot lot, walking and biking trails, a gazebo, putting green, dog run and garden plots.

There's also everyday necessities such as upscale eateries, retail outlets and professional offices adjacent to the community at Stryker's Crossing and Stryker's Plaza – a shopping center and medical and professional building developed in conjunction with Warren Heights.



Delaware Crossing features single-family attached homes for active adults priced from just \$209,990 and available to rent from \$1,495.00 a month. Eight 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 a 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 Brittany ranch and two-story Danielle - are being offered with a rent-to-purchase option. The Brittany ranch is available from \$1,595 a month and the Danielle is available from \$1,800 a month.

Delaware Crossing residents can indulge themselves in a wide array of activities at the magnificent heated 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.

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

For additional information on Warren Heights, please call (908) 387-0700 or visit www.larkenhomes.com. The Warren Heights’ sales office is open from Monday to Friday from 12 p.m. to 5 p.m. and Saturday to Sunday from 11 a.m. to 5 p.m. To visit: Take Route 78 West to Exit 3. Proceed 2 mile to third traffic light and turn right onto Route 519. Go approximately 1-1/2 miles to traffic light and turn left onto Route 57. Proceed approximately one mile and turn right onto Stryker Lane. Follow signs to the sales office.

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.