



OPEN HOUSE NEXT WEEKEND FOR NEW SINGLE-FAMILY MODELS AT BELVIEW ESTATES 3/30/11

LOPATCONG, N.J. - An open house will be held next weekend (Sunday, April 10th) for two new model residences recently completed at Belview Estates, the intimate collection of upscale single-family homes in Warren County's Lopatcong Township.

Larken Associates, developer of the community, will host the special event from 1 p.m. to 4 p.m. The Open House tours will allow visitors to tour the popular Fairmont and Ivywood residences which are being offered with "quick delivery" occupancy dates weeks after signing a contract – a perfect scenario for those who have already sold their current residence or are relocating to the region. Refreshments will be served.

"Interest for these homes is quickly growing as prospects realize they offer the best of both worlds," says Marilyn Cornelia, Larken's Director of Sales and Marketing. "Two lucky purchasers will enjoy all the benefits of a new construction home, such as the opportunity to add certain upgrades and features that fit their tastes, but will eliminate the typical 9-12 month construction timetable for a newly-built residence."

Priced from \$514,990, the Fairmont model features a spacious front porch with optional stone facade, large kitchen and breakfast area, 9' ceilings on first and second level, extra high basement, three-car garage and much more. The Ivywood, priced from \$529,990, boasts a well-designed kitchen with island, granite countertops and breakfast area with bay window, 9' ceilings on first and second level, first-floor study, three-car garage and extra high walk out basement.

Each home is situated on a two-acre homesite surrounded by trees to enhance the sense of exclusivity, comfort and privacy offered at the suburban neighborhood.

The Fairmont and Ivywood are part of the successful Belview Estates collection, an offering of four-bedroom residences all situated on homesites a minimum of two sprawling acres and affordably-priced from \$504,990. Belview Estates' six single-family designs range from approximately 3,000 to 3,700 square feet. The homes square footage can be increased by optional libraries and conservatories, as well as Jack and Jill Baths, offices and sitting rooms. Optional fifth bedrooms can be added to some models.

In all, Belview Estates offers 35 estate-inspired single-family homes. Residences are situated on of a minimum of two-acres stretching up to seven acres. Four-bedroom housing designs are equipped with the latest in designer amenities and appointments, such as granite kitchen countertops, hardwood flooring in select areas, 9' floor ceilings and three-car garages. Homes have ENERGY STAR windows and sliding doors, high-efficient Energy Star Qualified heating and air conditioning systems and Energy Star G.E. Appliances.



Residents of Belview Estates enjoy an activity-rich lifestyle convenient to a myriad of recreational pursuits.

“Lopatcong is well-known for its countless outdoor activities,” says Ms. Cornelia. “Seasonal activities include golfing at the public Architect’s Golf Course, which is less than a mile from Belview Estates, Hawkers Hollow Golf Course, enjoying the Warren County Fairgrounds, skiing in the nearby Lehigh Valley and sampling the area’s numerous wineries.”

“The Township is also noted for high-rated quality schools. In addition, commuters find easy access to business centers in central New Jersey and Eastern Pennsylvania via Routes 22 and 57 plus Interstate 78.”

For additional information on Belview Estates, please call (908) 387-0700. Showings are available by appointment only Saturday and Sunday 1 p.m. to 4 p.m. To visit, take Route 78 West to Exit 3. Proceed 1/2 mile to third traffic light and turn right onto Route 519. Make first left onto Strykers Road. Continue northeast on Strykers Road. Make a left onto Belview Road. Take first left onto Griffin Place. Proceed to Highlands Way and the entrance to Belview Estates.