



RESIDENTS ENJOY ANOTHER FUN-FILLED SUMMER AT WARREN HEIGHTS IN LOPATCONG TOWNSHIP 6/22/11

LOPATCONG, N.J. - Another fun-filled summer season is well underway at Warren Heights in Lopatcong Township where residents are flocking to the on-site amenities and local recreational opportunities to enjoy the warmer weather.

Within the popular condominium neighborhood itself, residents can be found relaxing at the magnificent outdoor swimming pool, playing on the basketball court, enjoying a meal in the picnic area, working in the garden plots which have been planted with vegetables and flowers or strolling along walking and bike trails located throughout the community.

“Residents are also practicing their putting on our putting green to get ready for a full day of golf at the public Architect’s Golf Course which is just minutes away,” says Marilyn Cornelia, Director of Sales and Marketing for Larken Associates, developer of Warren Heights. “Families can be found using the children’s tot lot and dog run.

“Residents are also taking full advantage of our fully equipped kitchen in the clubhouse. And, of course, our two fitness centers with steam rooms are opened all year, but they have attracted more activity as residents are getting in shape for the summer.”

In addition to on-site amenities, there are 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.

Situated within the renowned Skylands region, Warren Heights is minutes from the many outdoor recreational activities that make living in northwest New Jersey so special. Highlighting the area’s many outdoor facilities is the 70,000-acre Delaware Water Gap where a myriad of activities – ranging from hiking, river adventures and camping to live jazz concerts, museums and historic tours – are available.

Warren Heights’ commuter-friendly location makes traveling a breeze. The neighborhood 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.

Strong interest is being shown in the latest condominium home to be offered in Larken Associates’ “Best Buy” program at Warren Heights. The two-bedroom Deerfield home – which comes complete with interior upgrades included in a reduced purchase price - has been quick to draw the attention of homebuyers looking to gain significant value in their new home purchase.



Priced at just \$209,990, the 1,820 square-foot Deerfield comes with an office or den off the master bedroom, 2.5 baths and an array of designer appointments, such as stainless steel appliance package, ceramic tile flooring in kitchen and sunroom and upgraded carpeting throughout. The home is also situated in one of the most desirable locations at Warren Heights and directly backing up to wooded terrain.

“Our ‘Best Buy’ homes are snapped up pretty quickly as prospects capture the opportunity to purchase a home loaded with designer features at one of northwest New Jersey’s most popular community’s at a discount,” Ms. Cornelia points out. “Adding to the value offered in the reduced pricing are the financing and builder incentive programs available at Warren Heights that make home ownership easier to attain.

“The USDA mortgage program with 100% financing to qualified buyers has received a huge response with the Seller’s concession picking up most of the closing costs. With the low interest rates, motivated buyers realize the cost of owning with little or no money down is similar to renting, but they get all the tax advantages.”

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 bedroom suites with a bathroom, 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 \$1,200. 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.

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.