



LARKEN BEGINS NEW RENTAL HOMES TO KEEP PACE WITH DEMAND AT DELAWARE CROSSING; A “HORIZONS-55+ COMMUNITIES”

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LOPATCONG, N.J. - A key decision to offer upscale single-family attached residences as active adult rental homes is paying strong dividends at Delaware Crossing at Morris Park, a “Horizons – Larken Associates’ 55+ Community” in Warren County’s Lopatcong Township.

Leasing activity is soaring at the activity-rich neighborhood, leaving just a select few homes available for rent. To accommodate the overwhelming demand, the developer has accelerated the construction timetable for the next section of rental homes which will be available for delivery in August. Twenty-three residences are being built in the latest rental phase which features each of the community’s designs, including the recently introduced two-bedroom Harlow floorplan with 1,193 square-feet of living space.

Residences are available to lease from \$1,595.00 a month and are being offered with 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, including two of the community’s most popular designs - the Brittany ranch and two-story Danielle. The Brittany ranch is available from \$1,695 a month and the Danielle is available from \$1,900 a month.

“While the concept of rental homes for active adults is certainly not new, this is an incredibly unique opportunity and the market is responding strongly,” says Sales & Leasing Representative Susan Livingstone.

“There are very few active adult neighborhoods where you can lease a single-family attached residence that is brand new with the latest interior finishes, appliances and more and provides all the space of a single-family home, yet still offers the well-rounded, activity lifestyle that has made these communities so popular for those age 55 and better. It’s also a perfect scenario for those who have sold their existing home and need to move into a new residence quickly.”

Delaware Crossing’s comprehensive amenity package is highlighted by a magnificent heated pool which is now open for the summer season. Additional outdoor amenities include bocce and tennis courts, shuffleboard and a horseshoe court. There are also activities and events being planned in the professionally-decorated clubhouse at Delaware Crossing, which features a billiard room, card room and fully-equipped kitchen and fitness center complete with steam and whirlpool room.

While there’s certainly plenty to do on-site, Delaware Crossing’s unique location in the heart of northwest New Jersey offers access to many shopping and entertainment possibilities, as well as 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.



“There are countless opportunities & services available in the area,” indicates Ms. Livingstone. “From rolling hills and meadows to the riverbanks of the Delaware River, Lopatcong has many outdoor pursuits to be enjoyed. Some of the area’s most prominent doctors and the Warren Hospital are also within 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.

While rental opportunities have certainly drawn strong interest in Delaware Crossing, sales activity has been equally as impressive. Distinctive floorplans at Delaware Crossing 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. Homes with basements are also available. A limited number of homes with “immediate occupancy” are available at Delaware Crossing. Homes at Delaware Crossing are priced from just \$224,990 for purchase.

For additional information on Delaware Crossing, please call (908) 454-2267 or visit www.larkenhomes.com. The Delaware Crossing sales office is open Wednesday to Monday 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 & Leasing Center on left.