



CONSTRUCTION UNDERWAY ON NEW COMMUNITY PARK AT DELAWARE CROSSING AT MORRIS PARK 8/11/11

LOPATCONG, N.J. - Residents of Delaware Crossing at Morris Park, a “Horizons –Larken Associates’ 55+ Community” in Warren County’s Lopatcong Township, will soon be able to enjoy an additional outdoor recreational amenity which will enhance their already activity-rich lifestyle.

Construction is now underway on a new community park area which will include a gazebo, walking trail with bridge and dry river rock creek. Benches will be added for residents to enjoy the beautiful new landscaping. This magnificent area will join existing outdoor community amenities such as the heated pool, bocce and tennis courts, shuffleboard and a horseshoe court.

Residents who want to head inside to escape the heat can delight in the professionally-decorated clubhouse which features a billiard room, card room and fully-equipped kitchen and fitness center complete with steam and whirlpool room.

“Our goal at Delaware Crossing is to provide active adults the resort-inspired lifestyle they desire,” says Susan Livingstone, Sales and Leasing Representative for Larken Associates. “The addition of the new community park helps us to fulfill that goal by providing yet another outdoor place where residents can gather with family and friends.”

Reservations are filling up fast for the newest phase of active adult rental homes at Delaware Crossing at Morris Park. The collection of single-family attached residences is seeing a surge in activity during these summer months, resulting in several leases signed in the newest construction phase of twenty-three homes.

Each of the community’s spacious and popular designs are available at the community, including the recently-introduced Harlow design priced from just \$1,595 a month. The ranch-style Harlow homes include two-car garages, attic storage, a walkout patio and an elegant master bedroom suite with walk-in closet and master bath.

“Adult renters clearly recognize the many advantages of living in homes that offer the same size, comfort and luxury they’ve grown accustomed to at monthly rents that are extremely affordable,” Ms. Livingstone points out. “Add in the fact the community offers a wealth of on-site recreational and nearby entertainment options, a desirable suburban location and a worry-free lifestyle where maintenance such as snow and trash removal, all lawn care and more are handled for them and it’s easy to see why there’s such a high level of interest..”

Residences are being offered 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 Ashley ranch and two-story Danielle. The Ashley ranch is available from \$1,795 a month and the Danielle is available from \$1,900 a month.



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 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.