



SPECIAL PRICING PROGRAM CREATING A BUZZ AT WARREN HEIGHTS IN LOPATCONG TOWNSHIP

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LOPATCONG, N.J. - A special new program which offers some of Warren Heights' most popular housing designs at extremely competitive prices has found immediate success at the collection of one-and two-bedroom condominium homes in Warren County's Lopatcong Township.

Larken Associates is reporting a surge in sales activity since the introduction of its "Best Buys" program which is design to provide incredible value and great savings by offering condominium homes situated in prime locations and loaded with designer upgrades at special pricing. Purchasers of homes highlighted in the program must have the ability to close on their new residence at Warren Heights within 60 days.

"Homebuyers have been quick to take notice of the 'Best Buys' program and are jumping at the opportunity to purchase one of these homes at a price not typically offered in this marketplace," says Marilyn Cornelia, Larken's Director of Sales and Marketing. "In fact, many of the condominiums are being snapped up as soon as we release them.

"Unfortunately, we cannot provide this program forever meaning those interested in adding considerable value to your new home are encouraged to contact our sales office quickly to learn more about the homes now being offered as 'Best Buys.'"

Summer sales and leasing numbers continue to grow at Warren Heights as visitors to the community can now see first-hand the well-rounded, activity-rich lifestyle being offered at Warren Heights as residents and neighbors enjoy the comprehensive roster of on-site recreational amenities.

Elegant condominiums at Warren Heights are value-priced from just \$169,990 for purchase on specific models and available for \$1,125 for rent. There are a limited number of fully-furnished condominium homes complete with designer furniture and stylish fixtures now available for lease at Warren Heights.

The residences - which require a minimum one-year lease - are also being offered with an added bonus. Renters who sign a two-year lease will be able to keep all of the fashionable furniture included in the home when the lease term expires. The rent for a furnished one bedroom residence starts at \$1,350 a month. In addition, there are a select number of furnished duplex condominiums ranging from 1,600 to 1,800 square feet available for \$1,850 per month.

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.



A 2,128 square-foot Italian restaurant is now available for lease at Stryker's Crossing, as well as two other retail units. The units can also be built to suit. The complex currently features an Edward Jones Investment, MC Consulting, CC Nail Place, Inc., Warren Hospital, Prestigious Dry Cleaners and Laundry, Wild Tans, The #1 China Restaurant, Sign Expressions, Skylands Community Bank, and UPS Store. A Busy Bee Child-Care center and Village Medical -- a full-service medical facility -- are located at Stryker's Plaza.

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

"There's also standard California Closets in the master bedrooms in all one-bedroom homes and bonus electric fireplaces in all homes," Ms. Cornelia says, "and all condominium residences include an additional private basement storage area in the purchase price."

First-time homebuyers and former renters are pleased to discover financing is available at Warren Heights in Lopatcong Township through secured loan programs offered by the United States Department of Agriculture (USDA) that open the door to homeownership.

The neighborhood qualifies for the guaranteed rural housing loan program offered by USDA Rural Development which features 100% financing and requires little or no down payment for qualified buyers. To be eligible for a USDA guaranteed home loan, prospects must meet statutory income limits. Loans are processed locally through Warren Heights' preferred mortgage lender.

The safe and friendly program eliminates much of the concern young single professionals and couples may have about obtaining a home mortgage with reasonable down payments and allowed many to achieve their "American Dream" at the collection of condominium homes with attractive monthly mortgage payments.

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. This is especially true during the summer season, where an array of activities can be found throughout the entire region.

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.

"Additional cultural, recreational and social facilities are also abundant," Ms. Cornelia points out. "For family entertainment, Dorney Park Wildwater Kingdom and Hershey Park in Pennsylvania are just a quick trip away."

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.

For additional information on Warren Heights, please call (908) 387-0700 or visit www.larkenassociates.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. Warren Heights is on your left, follow signs to the sales office.