



CONSTRUCTION UNDERWAY ON NEWEST HOUSING PHASE AT “HORIZONS – THE VILLAGE AT MAIDENCREEK”

9/1/11

BLANDON, PA - Construction is underway on the next phase of active adult townhomes at The Village at Maidencreek, a “Horizons-Larken Associates 55+ Community” located in Berks County, PA.

The newest section will be comprised of 12 residences housed in two residential buildings, according to Sales Representative Thomas Taylor. Initial occupancy for the first building is expected in January. Occupancy for building two is expected in the spring.

Four of the most popular designs will be offered in the latest phase, including the Brandywine, Edgewood, Fairfield and Delaware floorplans. The homes are available for both purchase and lease.

“Demand for these two-and three-bedroom layouts has been incredibly strong, prompting us to accelerate our construction timeline and release this phase much earlier than expected,” Mr. Thomas points out. “And with our current inventory of homes quickly dwindling, we anticipate reservations in our newest phase to fill up fast, meaning those interested in purchasing or leasing at The Village at Maidencreek should act quickly.”

The Village at Maidencreek has seen a surge in leasing activity in its current housing phase as active adults respond to the unique opportunity to enjoy upscale townhomes and a sought-after country-club lifestyle.

Residences at the intimate neighborhood are available from just \$1,195 a month and many provide Immediate Occupancy dates - a significant advantage for active adults who have already sold their home or want to move into an activity rich community in time for the fall season. Monthly rental rates on all designs include all taxes, maintenance and amenity fees.

Included in the available homes is the popular one-bedroom Addison model, which features a first floor master bedroom suite with a walk-in closet and private bath, upstairs loft area with additional storage and an open floorplan with the kitchen leading into the living and dining rooms.

“Based on the response we’ve received to our leasing program so far, there are apparently a large number of active adults who initially prefer the option of renting,” says Mr. Taylor.

“They recognize this as a unique chance to receive all the benefits of a world-class active adult community, including maintenance-free living, five-star recreational amenities and upscale townhomes at a price that’s well within their budget. And they have the added comfort of knowing they’ll have the option to purchase their home at the end of their lease terms thanks to our rent-to-own program.”

The Village at Maidencreek is now more than now 50% sold or leased. Select models at the community are being offered for as little as \$159,990 for purchase for a limited time.



The Village at Maiden Creek features one-and two-story townhome floor plans with one, two-and three-bedrooms, formal living/dining and family rooms, expansive kitchens with adjoining breakfast nooks, master bedroom suites with tray ceilings, walk-in closets and lavish master baths and one-car garages.

The community's relaxed, country club-style environment is highlighted by a magnificent 6,000 square-foot clubhouse and spa, which residents are putting to good use. The state-of-the-art community center features world-class amenities such as a health club and exercise facility, whirlpool spa, sauna, steam and massage rooms, lounge area with fireplace, billiards room and kitchen with serving bar.

In addition to unrivaled luxury and comfort, homeowners at The Village at Maiden Creek will receive the added benefit of residing just steps from a wealth of modern day conveniences and amenities.

The community is situated in close proximity to the Maiden Creek Towne Center – a new, state-of-the-art 34,706 square-foot retail shopping center.

For additional information on The Village at Maiden Creek, please call (610) 916-5400 or visit www.larkenhomes.com. The sales center is open Monday to Friday from 12 p.m. to 5 p.m. and Saturday and Sunday from 11 a.m. to 5 p.m.

To visit From Philadelphia, PA - Travel Route 422 West to end. Merge onto US 222 North at "Freeway Ends 222 North Allentown" sign. Turn right at first traffic light onto Route 73 East (Main Street). Turn left at first traffic light onto Park Road. Proceed ½ mile and turn left onto Wesner Road. Proceed ¼ mile and turn right onto Village Drive.

From Route 222 South - Travel US 222 South towards Fleetwood/Blandon, PA to Route 73 East (Main Street). Turn left onto Route 73 East. Turn left at first traffic light onto Park Road. Proceed ½ mile and turn left onto Wesner Road. Proceed ¼ mile and turn right onto Village Drive.