



TWO NEW PROGRAMS APPEAL TO BUYERS AND RENTERS AT “HORIZONS—DELAWARE CROSSING AT MORRIS PARK” 9/1/11

LOPATCONG, N.J. - Two innovative new programs at “Horizons—Delaware Crossing at Morris Park” have had strong appeal to both renters and purchasers at the collection of attached single-family homes for active adults in Warren County’s suburban Lopatcong Township.

Designed to provide interested prospects an added sense of security and peace of mind when considering their move to an activity-rich adult neighborhood, the programs have spurred significant sales and leasing activity during the traditionally slow summer months at the intimate offering of two-bedroom homes and resort-style recreational amenities, according to developer Larken Associates.

Renters appreciate the “Rental Reservation Program” which allows interested prospects to reserve their desired floorplan and home site from available inventory and be provided six months to begin their lease at Delaware Crossing.

Purchasers have embraced the “Home Sale Protection Program” which is available on a select number of homes and provides homebuyers a six-month contingency to sell their existing home. If they’re unsuccessful, the developer will refund the full deposit on their new home.

“Whether its homebuyers or renters, active adults want a stress-free environment as they transition into a new lifestyle,” says Susan Livingstone, Sales and Leasing Representative at Delaware Crossing, which accepts active adults aged 50 or better. “That’s exactly what these two programs provide. They eliminate much of the concern by allowing additional time to organize and arrange their individual situations without any penalty.”

A new construction phase of twenty-three rental homes has recently been released at Delaware Crossing. Reservations are filling up fast for the residences with several leases already signed.

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 home includes two-car garages, attic storage, a walkout patio and an elegant master bedroom suite with walk-in closet and master bath.

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. Monthly rental rates on all designs include all taxes, maintenance and amenity fees.

While rental opportunities have certainly drawn strong interest in Delaware Crossing, sales activity has been equally 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 \$234,990 for purchase.



Residents at Delaware Crossing receive a well-rounded, activity rich environment thanks to a comprehensive recreational amenity package highlighted by a magnificent heated pool. Additional outdoor amenities include bocce and tennis courts, shuffleboard and a horseshoe court.

“Construction is also now underway on a new community park area which will include a gazebo, walking trail with bridge and dry river rock creek,” says Ms. Livingstone. “Benches will be added for residents to enjoy the beautiful new landscaping.”

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.

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 half 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.

For additional information on Delaware Crossing, please call (908) 454-2267 or visit www.delawarecrossingactiveadultsnj.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 onto Route 22 West and travel approximately 1.5 miles. Make a right onto “First” Street. Go approx. 4 blocks and you will drive directly into Delaware Crossing. Follow the signs for the Sales & Leasing Center.