



LARKEN'S TRADE-IN PROGRAM HAS STRONG APPEAL AT DELAWARE CROSSING AT MORRIS PARK AND BELVIEW ESTATES 9/24/09

LOPATCONG, N.J. - The ease and convenience of Larken's limited time Trade-In Program its Delaware Crossing and Belview Estates communities in Warren County's Lopatcong Township is proving to have strong appeal to purchasers with a current single-family home to sell.

Designed to make the dream of owning a brand new home more attainable for many, Larken Associates will purchase a buyer's current home at an agreed upon price under the new program. This eliminates stress and provides considerable peace of mind by allowing purchasers to know the equity gained in the sale of their home in advance.

"We've had many homebuyers contact our sales office since the introduction of this program to learn more about how they can make the transition from the sale of the present home to their new residence smoother," Marilyn Cornelia, Director of Sales and Marketing for Larken Associates.

"They realize one of the most difficult problems for buyers in today's real estate climate is selling their current home in time to close on their new one and are interested to find out just how the 'Trade-In' program can eliminate this task."

Under the terms of the program participants must own a single-family primary residence in New Jersey or Pennsylvania and place 25% down payment towards the purchase of their new Larken home. Homes must have an average appraised value of at least \$50,000 and be no more than \$350,000. Larken Associates will purchase the home for 75% of the appraised value with no mortgage contingency. The closing for both residences will occur simultaneously.

Certain homes - including mobile homes, co-ops or multi-family residences - are not eligible for the program. The offer is also not available for properties with an abandoned on-site storage tank or homes with radon, mold, termites or structural damage. Other restrictions do apply. Please call a Sales Representative at (908) 454-0502 for full details and restrictions. Sellers must have substantial equity in the value of their existing home.

Belview Estates offers 35 estate-inspired single-family homes. The community recently unveiled its Meadow View Collection, a special offering of four-bedroom homes all situated on homesites a minimum of two sprawling acres and offered at competitive pricing from just \$624,990.

In addition to The Meadow View Collection, Larken has released two magnificent model homes for sale with "Quick Delivery" dates at Belview Estates. The residences - which include two of the community's most popular designs, the Ellington and Beaumont - are loaded with a host of designer features and appointments included in the purchase price. Buyers can also still make certain selections to personalize the interiors, meaning they don't have to sacrifice any luxury. The Ellington home is priced from \$789,990 and the Beaumont is priced from \$799,990.

The remaining homes at Belview Estates are priced from \$669,990. Homes are situated on of a minimum of two-acres stretching up to seven acres. Four and five-bedroom housing designs range in size from approximately 2,827 to 4,800 square feet and are equipped with the latest in designer amenities and appointments, such as granite kitchen countertops, hardwood flooring in select homes, 9' or 10' first floor ceilings, Jack and Jill Baths, princess suites, wood decks and three-car garages.



A number of model homes to be built at Belview Estates will be New Jersey ENERGY STAR® labeled single-family residences. New Jersey ENERGY STAR® labeled homes meet strict guidelines for energy efficiency set by the U.S. Environmental Protection Agency and include energy-saving features that typically make them 20-30% more efficient than standard homes.

Features that will be found in the ENERGY STAR certified homes include Energy Star windows and sliding doors, high-efficient Energy Star Qualified heating and air conditioning systems and Energy Star G.E. Appliances. ENERGY STAR homes are part of the New Jersey Clean Energy Program which was established by the New Jersey Board of Public Utilities. In addition, Larken Associates has solar domestic hot water systems available at Belview Estates. The cost-effective system will provide another energy-efficient strategy to the homes by taking advantage of natural resources to heat the residences.

Delaware Crossing at Morris Park offers single-family attached homes for those aged 55 and older. Low-maintenance single-family attached homes at Delaware Crossing at Morris Park are priced from \$299,990. Seven distinctive floorplans are available with two-bedrooms, 2.5 baths, full appliance package with washer and dryer, two-car garage and a host of premium finishes and appointments. Homes with basements are also available.

Two of the community's most popular designs - the Christie ranch and two-story Danielle - are being offered with a rent-to-purchase option. The Christie ranch is available from \$1,700 a month with six-month rent credited back at the time of purchase and the Danielle is available from \$1,800 a month with six-month rent credited back at the time of purchase. Both homes are appointed with upgraded cabinets, fully applianced kitchens, granite countertops, hardwood flooring, and gas fireplaces. and much more.

The community offers an extensive roster of on-site amenities, including a magnificent outdoor heated pool, a bocce and tennis courts, shuffleboard and a horseshoe court and a professionally-decorated clubhouse which offers a game room, card room and fully-equipped kitchen and fitness center complete with steam and whirlpool rooms.

Residents of both Delaware Crossing and Belview Estates enjoy an activity-rich lifestyle convenient to a myriad of recreational pursuits.

"Lopatcong is well-known for its countless outdoor activities," says Ms. Cornelia. "There are numerous parks throughout the area, in addition to widespread recreational activities along the scenic Delaware River. Seasonal activities include golfing at the Hawkers Hollow Golf Course, enjoying the Warren County Fairgrounds, skiing in the nearby Lehigh Valley and sampling the area's numerous wineries."

"Lopatcong is also noted for high-rated quality schools. In addition, commuters find easy access to business centers in central New Jersey and Eastern Pennsylvania via Routes 22 and 57 plus Interstate 78."

For additional information on Belview Estates, please call (908) 454-0502. The community's sales office is open Wednesday to Sunday from 11 a.m. to 5 p.m. and Monday and Tuesday by appointment only. To visit, take Route 78 West to Exit 3. Proceed 1/2 mile to third traffic light and turn right onto Route 519. Make first left onto Strykers Road. Continue northeast on Strykers Road. Make a left onto Belview Road. Take first left onto Griffin Place. Proceed to Highlands Way and the entrance to Belview Estates.



For additional information on Delaware Crossing, please call (908) 454-2267. The Delaware Crossing sales office is open daily 11 a.m. to 5 p.m. and 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 Center on left. St. & make a left. Proceed about 1/2 mile to First St. & make a right turn, Sales Center on left.