



\$8,000 BUILDER CREDIT KEEPS SALES STRONG AT LARKEN'S LOPATCONG TOWNSHIP COMMUNITIES 9/9/10

LOPATCONG, NJ – Larken Associates has introduced a new limited-time program at its Warren County residential communities to provide savings equal to what many received with the now expired Federal first-time homebuyer tax credit.

Purchasers who close on their home at Warren Heights, Belview Estates or Delaware Crossing at Morris Park by October 31st, 2010 can receive \$8,000 builder credit that can be applied to closing costs or upgrades, indicates Marilyn Cornelia, Director of Sales and Marketing for Larken Associates. Certain restrictions do apply with the offer and homebuyers should contact a Larken Sales Representatives for additional information.

The new program has already had success, keeping sales activity extremely strong at Warren Heights which features lavish condominium residences, Belview Estates which boasts magnificent single-family luxury estate homes and Delaware Crossing which is a collection of single-family attached homes for active adults.

“The Federal Tax Credit unquestionably prompted many who were considering a new home purchase to move forward and buy, so we decided to unveil this special offer which continues the momentum by passing considerable savings to the buyer and creating incredible value,” Ms Cornelia points out. “The early results have been encouraging with many of our prospects deciding to take advantage of this offer by purchasing a home at Warren Heights, Belview Estates or Delaware Crossing before it expires later this fall.”

Warren Heights’ elegant one-and two-bedroom condominium homes are priced from just \$159,990. 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.

“Each home comes with many added bonuses,” Ms. Cornelia says, “for example, all condominium residences include an additional private basement storage area in the purchase price.”

Condominium homes are available for rent from \$1,175. There are also a limited number of fully-furnished condominium homes complete with designer furniture and stylish fixtures now available for lease at Warren Heights.

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.

Delaware Crossing has recorded strong activity on both the sale and rental fronts during the summer season. Many of the existing homes are being snapped up in quick order in recent weeks thanks to special limited time incentive pricing from the low-\$200,000s for homes purchased with 90-day closing dates and \$324,990 for homes purchased with five-month closing dates.