





# *Welcome to* **WARREN HEIGHTS**

It is with great pride that Larken Associates presents Warren Heights, a luxury one and two bedroom condominium community in Lopatcong, Warren County, New Jersey. The relaxed atmosphere and tranquil setting of this community are the perfect complement to the exquisite craftsmanship found in each home built by Larken Associates. Dramatic interior spaces and the masterful combination of formal and casual elements are hallmarks of this accomplished builder.

Warren Heights is an exceptional community enveloped in the extraordinary natural beauty of the New Jersey Skylands Region. The ultimate combination of everyday convenience and aesthetic beauty, it will exceed your highest expectations.

Warren Heights features captivating natural areas with garden plots, two tot lots, a basketball court and an outdoor pool. Be sure to check out the community's fitness centers, on-site putting green, jogging and biking paths. Residents can also enjoy the community's clubhouse, which is the perfect place to gather with their friends and neighbors!





## SERENE HAVEN

Warren Heights, located in picturesque Lopatcong Township, offers a peaceful and pristine haven for families desiring to escape the hustle and bustle of New Jersey's more populated regions. Residents will not have far to go to enjoy the tranquility of the many parks, forests, farmland and other preserved open spaces in the area.

## CONVENIENCE

Located just a short distance from the Delaware River, yet close to major roadways, Warren Heights is incredibly well-situated. Only minutes from Interstate 78 and Route 22, with Routes 46 and 80 nearby, this exceptional community offers convenient commuting regardless of the destination. Set amidst the rolling countryside of pristine Warren County, the community is near excellent schools and provides easy access to shopping and diverse recreational activities, making Warren Heights the perfect setting for elegant country living.

## EDUCATION

Residents of Warren Heights will benefit from the excellent public and parochial school systems. Local public schools include Lopatcong Elementary and Middle Schools, as well as the newly constructed Phillipsburg High School. Continuing adult education is available at Centenary College in Hackettstown and Warren County Community College in Washington Township.

## SHOPPING

Warren Heights is close to a wealth of shopping opportunities. Nearby Phillipsburg Mall offers well-known department stores such as Kohl's and Sears, while super-stores such as Wal-Mart, Home Depot and Target are just minutes away. Charming stores selling crafts and antiques can be found throughout the county.

## AMENITIES

Warren Heights offers a myriad of resort style amenities. Residents will find they do not have to venture far to enjoy all that the community has to offer. The professionally decorated clubhouse is equipped with a fitness center, lounge area and business center. The community also features a second fitness center, outdoor pool, basketball court, jogging and biking paths, two tot lots, a putting green, garden plots and dog run.

## CULTURE AND RECREATION

Residents will find numerous nearby attractions including golf courses and country clubs. Warren County boasts fine wineries, quaint historic villages, craft and antique shops, country inns and fine dining restaurants.

Plenty of outdoor activities are available from public parks and campgrounds to riding stables and farms for fruit and vegetable picking. In addition, scenic county roads and trails are available for biking, hiking and running.

The Delaware River, with 52 miles of shoreline in the county, is a major recreational attraction. Visitors can catch bass, muskies and shad in the Delaware's tributary streams and rivers. Other recreational opportunities include canoeing, swimming, tubing and boating.



*Elegant Country Living*

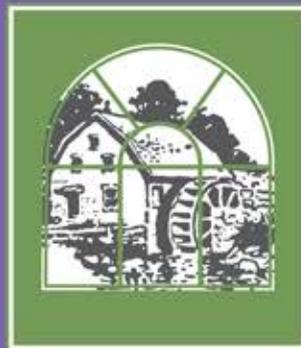


# About Us

For nearly 50 years, two generations of the Gardner family have made their mark on residential and commercial development throughout New Jersey and Pennsylvania. The family's tradition of building excellence began in 1965, when Larry Gardner left a promising career on Wall Street for the opportunity he saw in New Jersey real estate. He founded Larken Associates and remains its Chairman. Continuing the family tradition, his son David joined the company in the mid-1980s and is the President and Chief Executive Officer.

Each generation of the Gardner family shares a deeply ingrained, unique business philosophy that encourages creative planning and innovative thinking. Their philosophy rewards fine workmanship and rejects compromises where quality is concerned. It looks beyond the next home sale or execution of the next commercial lease to create trust and satisfaction with each customer to establish them as a client in the future.

Throughout Larken's history, Larry and David Gardner have assembled a team of experienced professionals who share their goals and have made Larken Associates one of New Jersey's fastest-growing and well-respected real estate companies.



**WarrenHeightsCondosNJ.com**

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WARREN HEIGHTS  
CONDO COMMUNITY