

Youssi Custom Homes of Iowa Expands Ranch Style House Options in Pleasant Valley District

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BETTENDORF, Iowa - November 25, 2025 -
Youssi Custom Homes of Iowa's Forest Grove Crossing development includes ranch villa and condominium configurations, responding to sustained demand for quality housing within the Pleasant Valley School District boundaries. The expansion introduces new floor plans and features designed to accommodate diverse buyer preferences while maintaining affordability with pricing starting in the low $200,000 range.

The Pleasant Valley School District's recent recognition by MSN as Iowa's top-rated school district has driven increased interest in district properties. Forest Grove Crossing, located in Bettendorf within the Quad Cities region, now offers both condominium and ranch-style villa options incorporating premium features typically associated with higher price points.

"The demand for quality homes in the Pleasant Valley School District continues to exceed available inventory," said Shane Youssi, President of Youssi Custom Homes of Iowa. "Our expansion at Forest Grove Crossing addresses this need by offering attainable pricing combined with the premium finishes and

craftsmanship our buyers expect."

The development features two distinct housing types designed to meet varied lifestyle needs. Condominiums are available in 1,313-square-foot two-bedroom configurations and 1,565-square-foot three-bedroom layouts. Ranch-style villas offer 1,446 square feet of living space with full unfinished basements for future expansion. Both housing types include attached two-car garages and craftsman-style exteriors featuring cedar brackets and corbels.

To streamline the selection process, the company has implemented digital technology through interactive walkthrough videos on its website. This article highlights how prospective buyers can explore floor plans and features remotely, accessing detailed information about available units and customization options. The digital tools complement traditional open house events, providing multiple ways for buyers to evaluate their housing options.

Each residence at Forest Grove Crossing incorporates premium finishes, including nine-foot ceilings, luxury vinyl plank flooring, and Cambria quartz countertops manufactured in Minnesota. Additional features include GE stainless steel kitchen appliances, high-efficiency gas fireplaces, and energy-efficient heating systems with 90-plus efficiency ratings. The company has integrated American-made materials throughout the construction process, including custom cabinets from Alabama and stone from Pennsylvania.

The Forest Grove Crossing expansion represents the company's continued growth in the Iowa market. The development's location provides convenient access to employment centers throughout the Quad Cities region while maintaining proximity to highly-rated schools and community amenities. This news article demonstrates the ongoing residential growth in the Bettendorf area as developers respond to demographic shifts and educational quality indicators.

Youssi Real Estate & Development Inc., operating as Youssi Custom Homes of Iowa, brings over 30 years of experience in residential development to the project. The company has constructed more than 500 condominiums across Illinois and Iowa, specializing in both multi-family and custom single-family residences. The Forest Grove Crossing development builds on the company's established reputation for quality construction and attention to detail in the residential market.

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Youssi Custom Homes of Iowa

Youssi Real Estate & Development Inc. and our various subsidiaries have been satisfying our customers for over 30+ years. We have been building and developing condominiums, townhomes, and single family residences since 2003 in Iowa and Illinois.

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