

Youssi Custom Homes of Iowa Expands Luxury Condo and Ranch Villa Options in Bettendorf

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BETTENDORF, Iowa - December 01, 2025 -
Youssi Custom Homes of Iowa has announced the expansion of its residential offerings at Forest Grove Crossing, introducing new ranch-style villas and condominium configurations within the Pleasant Valley School District boundaries. The development responds to sustained demand for quality housing in the district, which MSN recently recognized as Iowa's top-rated school system.

The Forest Grove Crossing development, located on Forest Grove Road in Bettendorf, now features both condominium and ranch-style villa options designed to accommodate diverse buyer preferences while maintaining affordability. Pricing for the new residences starts in the low $200,000 range, incorporating premium features typically associated with higher price points.

"The demand for quality housing within 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 multiple housing configurations that appeal to different lifestyle

preferences, from young professionals to empty nesters seeking single-level living."

The development offers two distinct housing types 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 provide 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.

This article highlights the company's implementation of digital technology to enhance the buyer experience. Interactive walkthrough videos on the company website allow prospective buyers to explore floor plans and features remotely, streamlining the selection process for out-of-area buyers relocating to the Quad Cities region.

Each residence at Forest Grove Crossing incorporates premium finishes selected for both quality and value. Standard features include nine-foot ceilings, luxury vinyl plank flooring manufactured in America, and Cambria quartz countertops produced in Minnesota. Kitchens feature GE stainless steel appliances, while living areas include high-efficiency gas fireplaces. The homes utilize energy-efficient heating systems with 90-plus efficiency ratings, reducing long-term ownership costs.

"Our approach focuses on incorporating materials and features that provide lasting value," added Youssi. "We source custom cabinets from Alabama, stone from Pennsylvania, and prioritize American-made products throughout our builds. This commitment to quality has defined our work across more than 500 condominium projects."

The Pleasant Valley School District's recent recognition has intensified interest in area properties. The district serves students across portions of Bettendorf and surrounding communities, consistently ranking among Iowa's top educational systems for academic achievement and student outcomes.

The news article notes that Forest Grove Crossing's location provides convenient access to employment centers throughout the Quad Cities metropolitan area, which encompasses Davenport, Bettendorf, Rock Island, and Moline. The development sits approximately 1.5 miles west of the BettPlex recreation facility on the north side of Forest Grove Road.

Youssi Real Estate & Development Inc., operating as Youssi Custom Homes of Iowa, brings over three decades 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 expansion represents the company's continued investment in the Bettendorf market and commitment to addressing regional housing needs.

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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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