

# VILLAS AT COLLEGE HILL

## 33 Huber Court- \$229,900



33 HUBER COURT  
VILLAS AT COLLEGE HILL  
ROCK ISLAND, IL 61201

PRICE: \$229,900

BEDROOMS: 4

BATHROOMS: 2.5

SQUARE FEET: 1,595

This new construction home offers carefree living in a two story home located in the College Hill Circle Neighborhood. Completed in July 2015, this 4 Bedroom, 2.5 bath, has master bedroom on main floor and rich, custom cabinetry in the kitchen. Relax on your front or back porch and enjoy this quiet neighborhood.

### General Features

COUNTY	Rock Island	BEDROOMS	4	DIRECTIONS TO PROPERTY:	
CITY	Rock Island	FULL BATHROOMS	2	South on 30th Street, West at College Circle (private entrance across from PepsiCo Center), near Augustana College.	
NEIGHBORHOOD	College Circle	HALF BATH	1	ROAD ACCESS	Private
YEAR BUILT	2015	GARAGE/PARKING	2 CAR	WATER SEWER	Public Water Public Sewer Sump Pump Pit
TOTAL SQ.FT.	1,595	ANNUAL TAXES	est \$5,500,**	ASSOCIATION FEE	\$190 per year
LOT DESCRIPTION	New Construction Private Cul-De-Sac	**property is eligible for 10 year, new construction property tax rebate! See tax rebate information below for details..			
		APPX. LOT SIZE	.161 acres		

### \*\*Property Tax Rebate Program

THIS HOME MEETS ELIGIBILITY FOR THE [NEW HOUSING CONSTRUCTION PROPERTY TAX REBATE PROGRAM](#): A FINANCIAL INCENTIVE FROM THE CITY OF ROCK ISLAND AND ROCK ISLAND/MILAN SCHOOL DISTRICT TO BUYERS OF NEWLY CONSTRUCTED SINGLE-FAMILY HOMES OR CONDOMINIUMS. THIS IS A REBATE PROGRAM WITH FUNDS PAID TO THE HOMEOWNER AFTER PROPERTY TAXES ARE PAID. **QUALIFICATIONS:** TO QUALIFY, YOU MUST BE THE FIRST BUYER OF THE HOME (NOT TRANSFERABLE), AND YOUR HOME MUST BE AN OWNER-OCCUPIED, SINGLE-FAMILY HOME OR CONDOMINIUM. **PROGRAM SPECIFICS:** \$2,000 MAXIMUM REBATE AGAINST ROCK ISLAND'S SHARE OF PROPERTY TAXES FOR TEN YEARS, MAXIMUM OF \$10,000 FROM CITY OF ROCK ISLAND OVER THE LIFE OF THE REBATE.. 40% OF THE ROCK ISLAND/MILAN SCHOOL DISTRICT TAXES FOR THREE YEARS. THREE-YEAR (36 MONTH) MAXIMUM TIME PERIOD. [WWW.RIGOV.ORG](http://WWW.RIGOV.ORG)

### Home Features

STYLE	TWO-STORY	INTERIOR AMENITIES	MASTER BEDROOM W/ TWO CLOSETS KITCHEN WITH BREAKFAST BAR INFORMAL DINING PANTRY	HEATING/ COOLING	GAS FORCED AIR 90% EFFICIENT, 14-SEER FURNACE
ROOFING	ARCHITECTURAL SHINGLES	APPLIANCES	DISHWASHER DISPOSAL HOOD/FAN MICROWAVE OVEN RANGE/ OVEN	FIREPLACE	GAS WATER HEATER CENTRAL AIR GAS DIRECT-VENT MAIN LEVEL
BASEMENT	FULL NON-FINISHED W/DAYLIGHT EGRESS WINDOW				
EXTERIOR	VINYL SIDING				



## Home Features (cont)

GREAT ROOM	MAIN LEVEL	12 x 19	FULL BATH IN MASTER BEDROOM	MAIN LEVEL
KITCHEN & INFORMAL DINING	MAIN LEVEL	12 x 22	FULL BATH	UPPER LEVEL
MASTER BEDROOM	MAIN LEVEL	10 x 15	HALF BATH	MAIN LEVEL
BEDROOM 2	UPPER LEVEL	11 x 11	LAUNDRY ROOM	MAIN LEVEL
BEDROOM 3	UPPER LEVEL	10 x 16		
BEDROOM 4	UPPER LEVEL	14 x 14		

## Schools

ELEMENTARY SCHOOL: LONGFELLOW      MIDDLE SCHOOL: WASHINGTON JR. HIGH      HIGH SCHOOL: ROCK ISLAND H.S.  
 ROCK ISLAND PRIVATE SCHOOLS: JORDAN CATHOLIC SCHOOL AND IMMANUEL LUTHERAN SCHOOL.

Information in this flyer is reliable but not guaranteed.



Contact:

ROCK ISLAND ECONOMIC GROWTH CORPORATION  
 100 19th STREET, SUITE 109— ROCK ISLAND, ILLINOIS 61201

309-788-6311

INFO@TEAMROCKISLAND.COM

WWW.LIVERI.COM