



# VILLAS OF CROSS CREEK

INFORMATION PACKET

CALL CALL (815) 670-8533 OR  
(815) 398-1987 OR VISIT US ONLINE AT  
[VILLASOFCROSSCREEK.COM](http://VILLASOFCROSSCREEK.COM)

## THE VILLAS OF CROSS CREEK



### ANNOUNCING THE VILLAS OF CROSS CREEK... PRESTIGIOUS, NEW LOVES PARK HOME SITES.

Welcome to the Villas of Cross Creek—18 executive home sites that offer you relaxing country living with all of the amenities of the city nearby. Conveniently located about 1-1/2 miles east of the Interstate Tollway (I90/39) interchange at Riverside, you'll enjoy a location second to none—set amidst walking and cycling paths that wind around woods and lush greenery, a stream, and ponds with ducks, heron and other wildlife. Even so, you'll remain within minutes of outstanding restaurants, retail shops, banking, golf courses to challenge every skill level, Rock Cut State Park, minor league baseball, Carlson Ice Arena, museums, boating, and much more; including close proximity to Sports Core II and a state-of-the-art YMCA fitness center and the new Mercyhealth Women's and Children's Hospital and Medical Center.

The Villas of Cross Creek offer you many other advantages as well, including:

- Fully-improved lots with Loves Park water and sewer, police and fire departments
- Much lower Boone County tax rate (compared with neighboring counties)
- Quality Belvidere Schools
- Low annual maintenance fee for common areas (no expensive monthly association fees)
- Optional maintenance free living on your terms with no contracts

Visit our website for more information and to view floor plans for each of our models, as well as virtual tours for the custom homes on lots #6, #7, #11, and #14.

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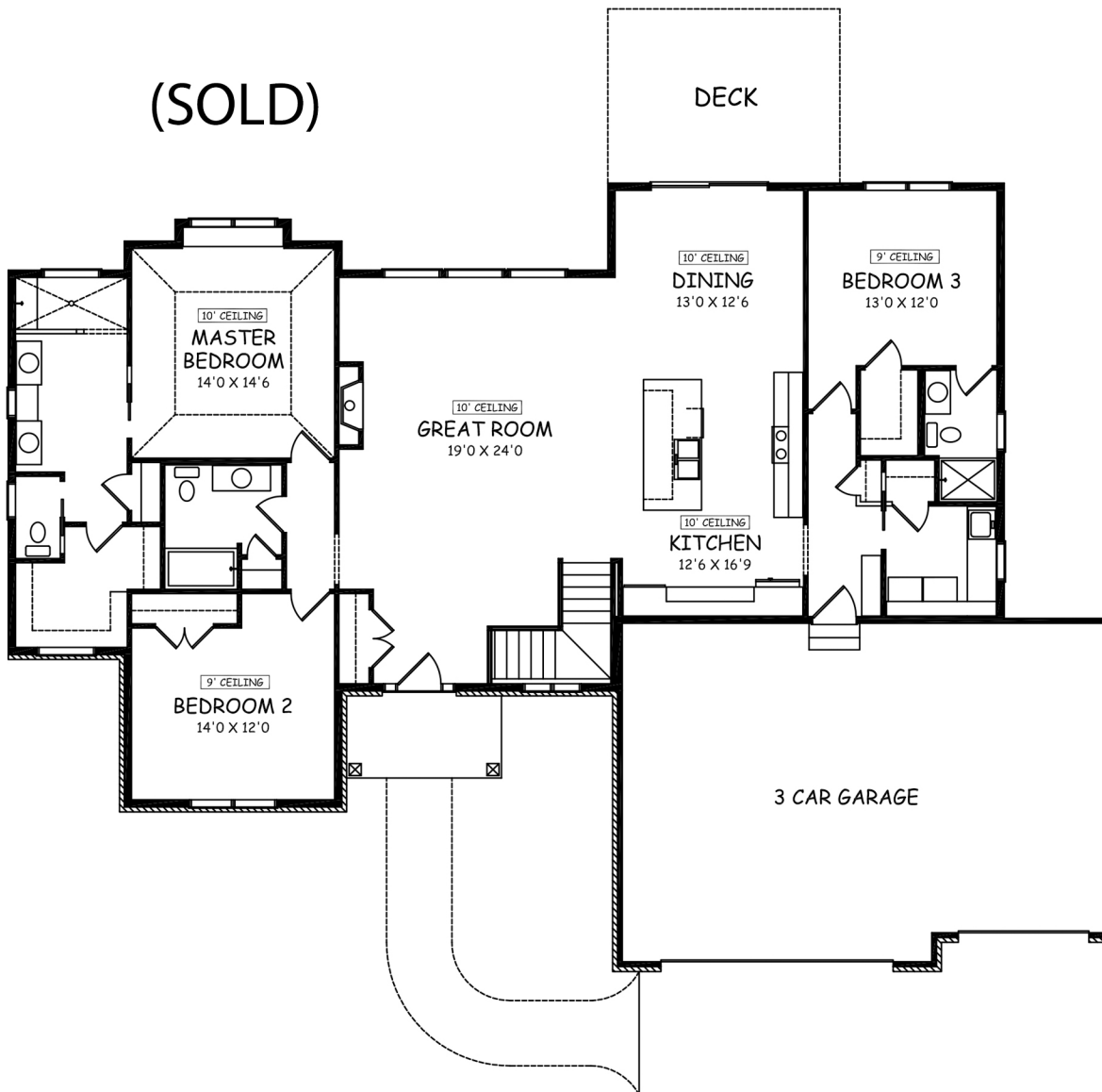
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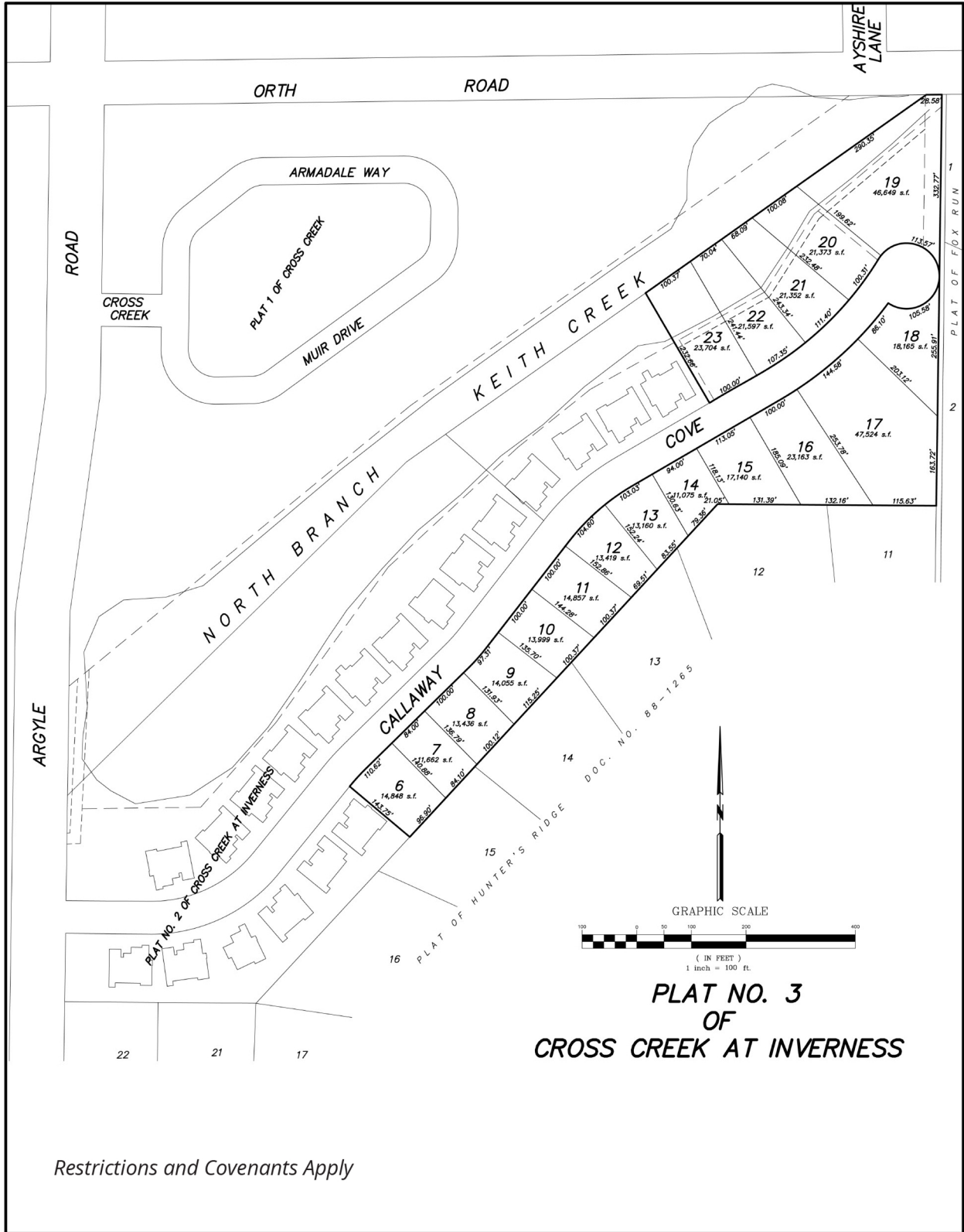
SAMPLE CUSTOM HOME FLOOR PLAN

Quality construction and thoughtful design are found throughout our truly custom, three-bedroom home, constructed on lot #21 by our featured builder, Marquee Luxury Homes. Comprised of 2,174 square feet of luxurious living space with an open floor plan that offers 9' and 10' ceilings. You're going to love the oversized windows and view of nature they provide. This home features a large great room open from the stunning, beautifully-crafted kitchen. The split bedroom layout offers a huge master suite, an additional truly private guest suite, third bedroom or office, and hall bath. You'll also appreciate the three-car garage, deck and first floor laundry. In addition, there is a super convenient hall bench with coat hooks, cubbies above and storage below, and an exposed daylight basement that's perfect for future finishing.

FLOOR PLAN



THE VILLAS OF CROSS CREEK



JUST 18 5 EXECUTIVE HOME SITES REMAIN ON CALLAWAY COVE!  
Fully-improved Villas of Cross Creek home sites are now available.  
Use our builder or yours. For more information or to reserve a home site,  
call Joe Verace at (815) 670-8533 or (815) 398-1987.