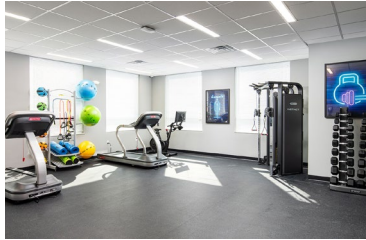




Heights at Village at Park River



Hartford, Connecticut

One, Two, and Three-Bedroom Apartment Homes

NOW ACCEPTING APPLICATIONS! Heights at Village at Park River is the latest phase in the Village at Park River community, introducing two newly constructed 4-story mid-rise buildings, offering 76 brand-new, one- and two-bedroom apartments. These stylish residences come in a variety of spacious layouts, each featuring sleek, fully-equipped kitchens, central air conditioning, and expansive windows that flood the space with natural light. With elevators in both buildings for added ease of access, convenience is at your fingertips. Occupancy is currently slated for November 2025.

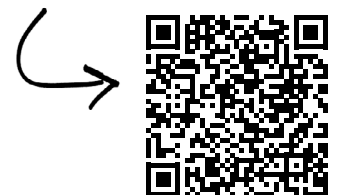
COMMUNITY AMENITIES:

- Resident lounges and fitness center
- Elevators and EV charging stations
- Professionally landscaped grounds
- Shared laundry facilities
- Community building, playground, park, bike paths, and community gardens
- On-site professional management team
- Service oriented maintenance with 24-hour emergency call service
- All prospective new residents receive in depth and standardized credit, criminal, and landlord background screening through a third-party reporting agency.

RESIDENCE FEATURES:

- Modern kitchen including electric range, dishwasher
- Spacious closets
- Vinyl flooring
- Central A/C
- Pet-friendly (restrictions apply)
- Resident is responsible for gas, electric, and cable.

APPLY ONLINE TODAY:



Contact Us:

34 Park River Drive, Hartford, CT 06112
T: 959.271.1607 | F: 860.392.5179 | TTY: 711
E: HeightsVPR@Pennrose.com
HeightsatVPR.com

PENNROSE
Bricks & Mortar | Heart & Soul

*Income Restrictions Apply



PROGRAMS AND ELIGIBILITY

Program requirements are specific to the property and individual unit. Eligibility for programs depends on several factors including: the number of people in the household, the total annual household income, credit and criminal background screening, and other criteria. The following rent programs are offered: Low-Income Housing Tax Credit, HOME Program, Project-Based Vouchers

HOW TO APPLY

Complete the Online Application, available at **HeightsatVPR.com**. Please contact the office if you need to complete a paper Pre-application.

If there is an available unit that your household qualifies for, you will be contacted to schedule an application interview. Please plan to bring the following:

- Social Security Card(s) for each household member.
- Birth Certificate(s) for each household member.
- Addresses of your employer, bank, Social Security Office, and all other information pertaining to income.

If there are no units currently available that your household qualifies for, you will be mailed a Confirmation of Pre-application via U.S. Mail and placed on the property's waiting list. You will be contacted when a unit that your household qualifies for becomes available.

Upon receipt of the Application, credit, criminal, and landlord screening will be processed.

INCOME LIMITATIONS & RENTS

(Effective 6/2025 and subject to change)

Unit Size	Household Size	Qualifying Household Income Range	% AMI	Monthly Rent
1 Bedroom	1 person	\$35,610 - \$44,350	50%	\$1,187
	2 people	\$35,610 - \$50,650		
	1 person	\$42,750 - \$53,220	60%	\$1,425
	2 people	\$42,750 - \$60,780		
	1-2 people	Minimum \$45,000	Market	Starting at \$1,500
2 Bedroom	1 person	\$42,750 - \$44,350	50%	\$1,425
	2 people	\$42,750 - \$50,650		
	3 people	\$42,750 - \$57,000		
	4 people	\$42,750 - \$63,300		
	1 person	\$51,300 - \$53,220	60%	\$1,710
	2 people	\$51,300 - \$60,780		
	3 people	\$51,300 - \$68,400		
	4 people	\$51,300 - \$75,960		
	1-4 people	Minimum \$54,000	Market	Starting at \$1,800