

# the COTTAGES

AT MIDDLEBROOK



*Coming Soon*

1 STORY + 2 STORY

2 CAR GARAGE

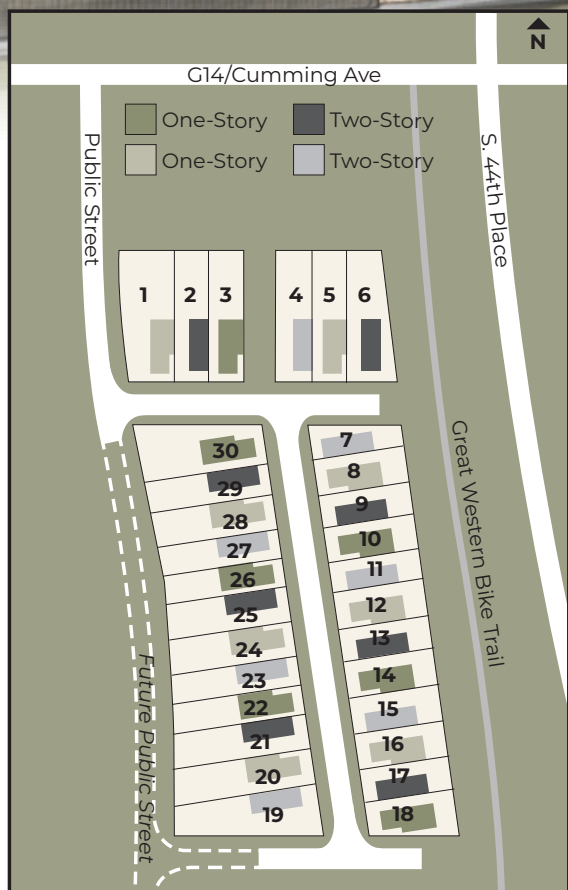
2 BEDS, 2 & 2.5 BATHS

PRIVATE PATIO

USDA 100% FINANCING AVAILABLE

These modern one-story and two-story-on-slab cottages range from approximately 1,085 to 1,290 square feet and offer two bedrooms, two bathrooms, a two-car attached garage, and a patio yard—starting in the low \$300s. We are grateful to the Iowa Economic Development Authority for supporting this initiative through grant funding.

Located in Cumming, Iowa, along Highway G14, the homes provide direct access to the Great Western Bike Trail, Middlebrook Meadow, and walking paths. They're also within walking distance of Fridays at the Farm, Iowa Distilling, the Cumming Tap, Wilson's Orchard & Ciderhouse, and Middlebrook Mercantile.



*Reserve Today*

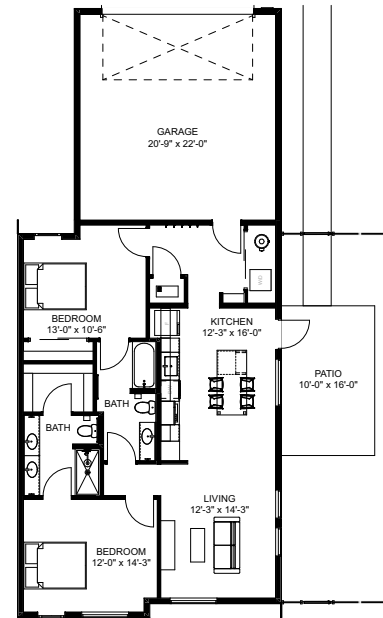
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# ONE-STORY

1,085 SF



## 5 Minute Walk FROM THE COTTAGES



# TWO-STORY

1,290 SF

