

the COTTAGES

AT MIDDLEBROOK



AVAILABLE FALL 2026

These modern one-story and two-story-on-slab cottages range from 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, Wilson's Orchard & Farm, Middlebrook Mercantile, and the new Town Center.



reserve TODAY

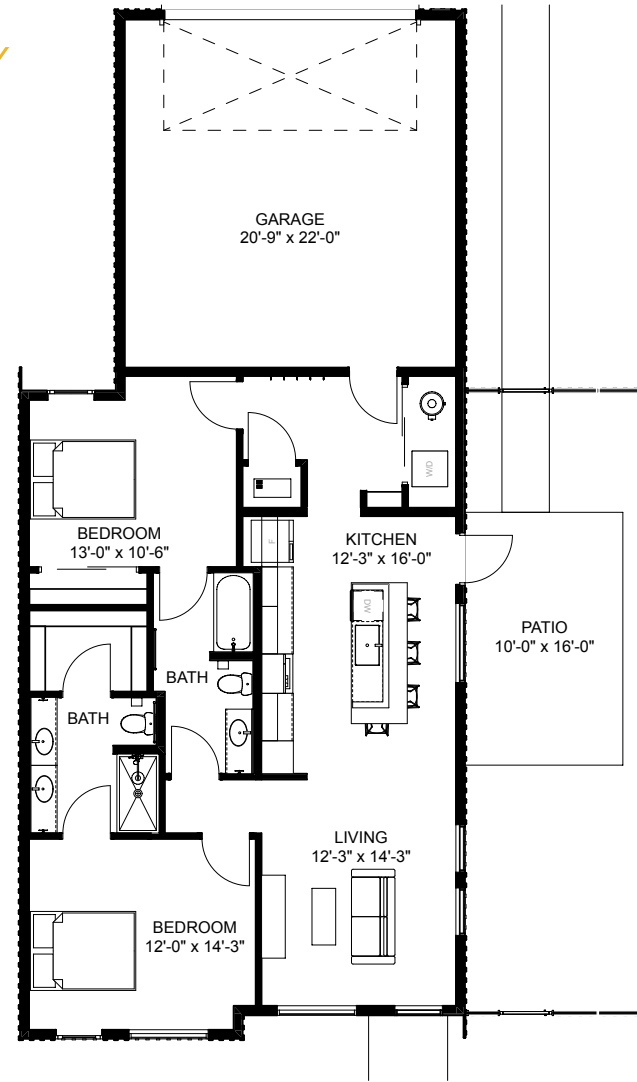
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ONE-STORY COTTAGE

2 BED | 2 BATH | 2 CAR GARAGE | 1,085 SF



exterior FEATURES

- James hardie siding and maintenance-free chamclad wood-look accents
- Black gutters and garage door
- Quaker vinyl windows – black exterior / white interior
- ~10' X 16' concrete patio, ideal for outdoor entertaining
- ~11.5' X 40' fenced patio area with two gates (grass within fenced area maintained by homeowner)
- Fully sodded yard with irrigation system (HOA maintained)
- Full-glass exterior door(s)
- 2-Car attached garage (22' x 22')



9' ceilings throughout with vaulted ceilings in the living room, kitchen, and primary bedroom



interior FEATURES

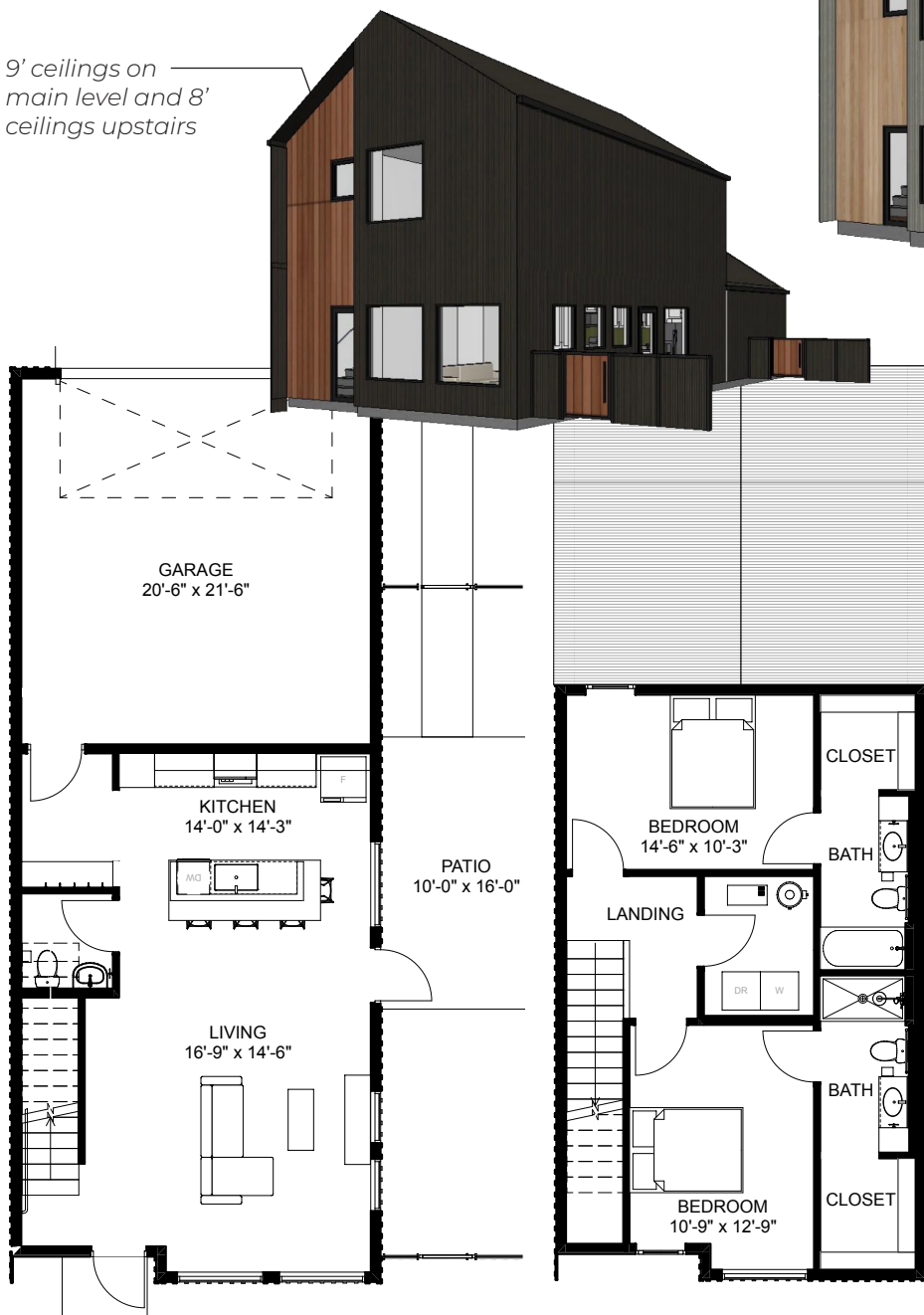
- Durable LVP flooring in kitchen, living, dining, and bathrooms
- Carpet in bedrooms (and stairs in two-story plan)
- Smart-brand slab front cabinetry with quartz countertops in kitchen and baths
- One-bowl undermount stainless steel kitchen sink with garbage disposal
- Tile backsplash in kitchen
- Square undermount bathroom sinks
- Primary bath: shower with fiberglass base and tile surround
- Secondary bath: fiberglass tub/shower combo
- Elongated, comfort-height toilets
- Peerless (by Delta) plumbing fixtures
- Hollow-core 2-panel interior doors with matte black hardware
- Square drywall corners with drywall-return windows
- Painted MDF trim and baseboards



TWO-STORY COTTAGE

2 BED | 2.5 BATH | 2 CAR GARAGE | 1,290 SF

9' ceilings on main level and 8' ceilings upstairs



energy & COMFORT

2x6 construction with batt insulation for energy efficiency

Attic insulation R-40

Geothermal heating and cooling

40-gallon electric water heater

Programmable thermostat

GE microwave, electric range, and dishwasher included

convenience

Recirculating microwave over range

Space for stackable washer/dryer (appliances not included)

Garage door opener with keypad

Two exterior hose bibs

