the COTTAGES
AT MIDDLEBROOK



AVAILABLE SPRING 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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PEOPLES COMPANY
INTEGRATED LAND SOLUTIONS

Middlebrook

DILIGENT DEVELOPMENT



exterior FEATURES

James hardie siding and maintenance-free chamclad wood-look accents

Limited lifetime architectural shingles

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)

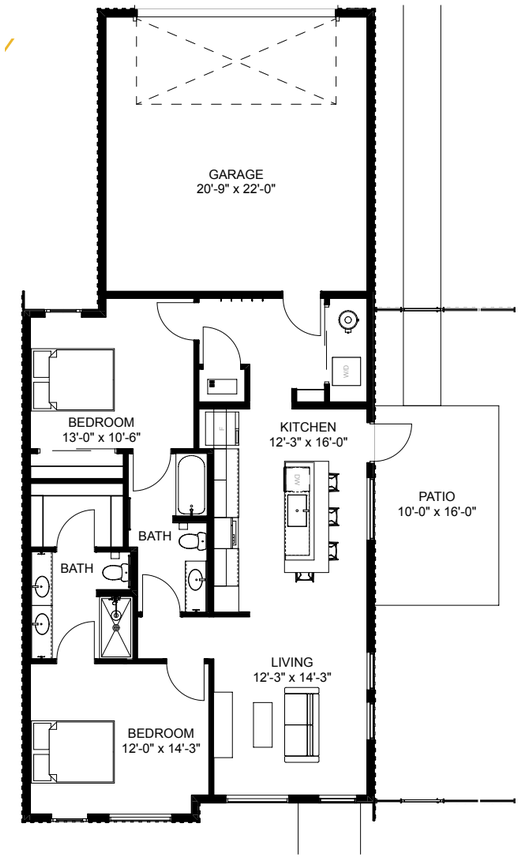
Fully sodded yard with irrigation system (HOA maintained)

Full-glass exterior door(s)

2-Car attached garage (22' x 22')

ONE-STORY COTTAGE

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







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

THE MIDDLEBROOK AGRIHOOD

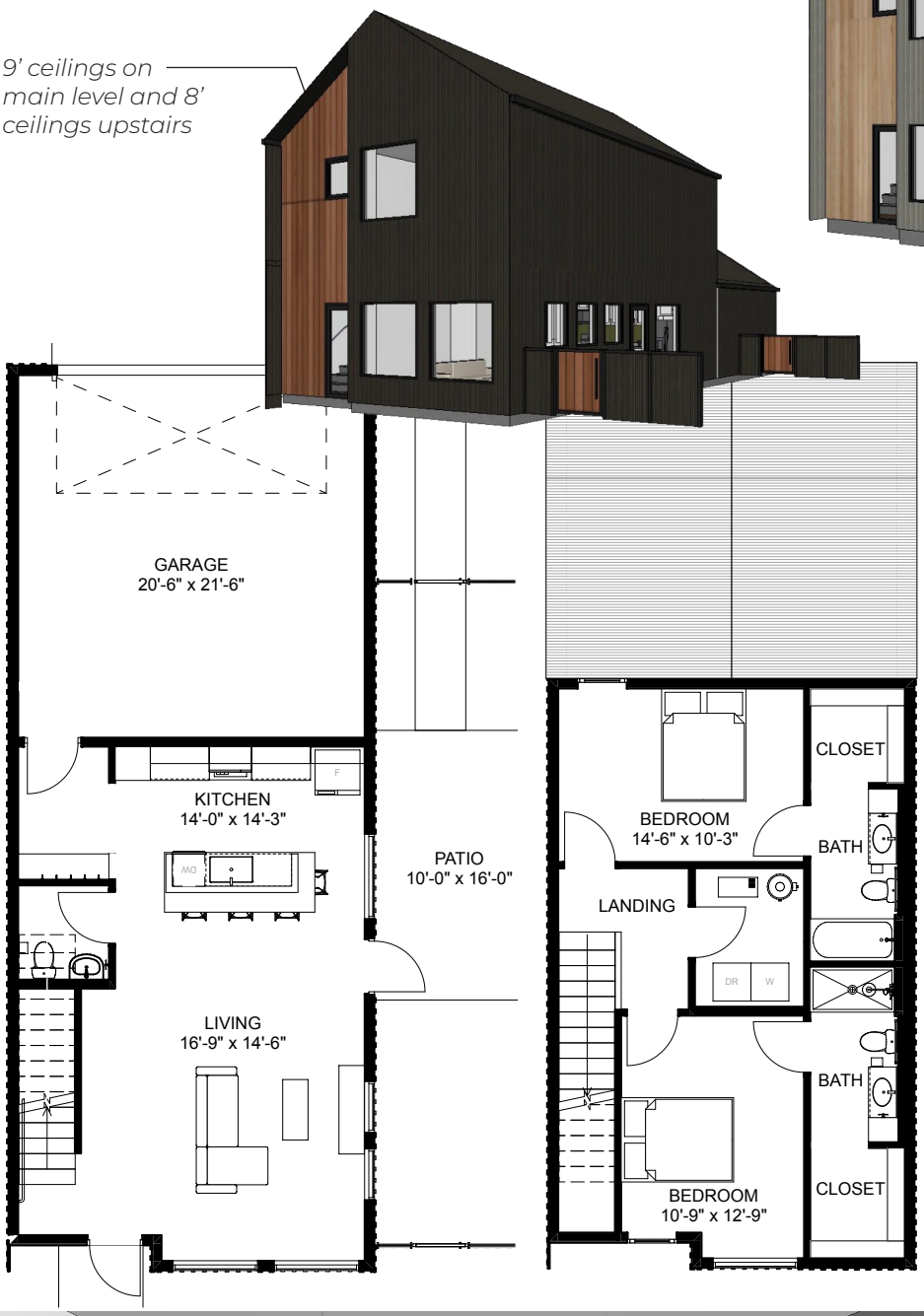


TWO-STORY COTTAGE

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