

# the VILLAS

AT GREAT WESTERN CROSSING

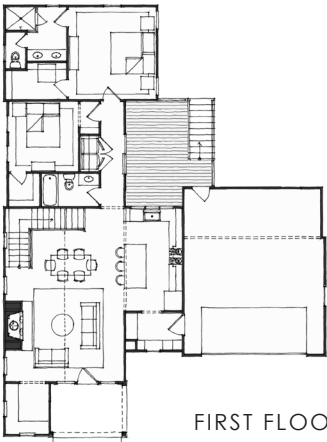
2730 N BRIER LN, CUMMING



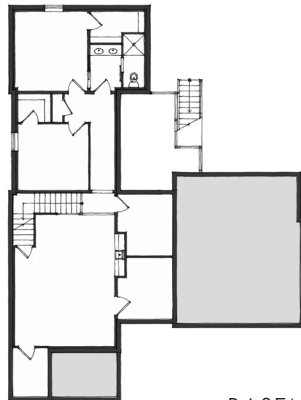
Traditional farmhouse cottage featuring a charming front porch and clapboard siding exterior. Porch and gable brackets compliment the farmhouse aesthetic. Office nook location with park views. Open floor plan concept with vaulted ceilings and gas fireplace. Private primary bedroom suite on the main level. Other features: zero entry, convenient laundry location next to bedrooms, rear entertaining deck with access just off of kitchen and dining area, unfinished lower level can be finished with 2 more bedrooms if needed. Walk to town farm, vegetable stand, farmers market events, Middlebrook Mercantile, and other community amenities in this amazing development!

DUES: \$80 a month cover snow removal and lawn care (plus \$650 annual GWC dues).

## The Parkland Floor Plan



FIRST FLOOR  
1,381 SF



BASEMENT  
1,117 SF  
Optional Finish

*Check out the Middlebrook community at*

[www.middlebrookfarm.com](http://www.middlebrookfarm.com)

1,381 SF  
2 BEDROOM  
2 BATH  
ZERO ENTRY

OPTION to FINISH BASEMENT

[GROUNDBREAKERHOMES.COM](http://GROUNDBREAKERHOMES.COM)

