



# GREAT WESTERN CROSSING

## CUMMING

www.jerryshomes.com

### PLAT 4

LOT	ADDRESS	TYPE	LOT SQFT	PRICE	STYLE
16	365 N 38th St.	Standard	10,938	\$100,900	
17	375 N 38th St.	Standard	10,938	\$100,900	
22	3871 N Callison Ave.	Walkout	11,750	\$116,900	

### PLAT 2

LOT	ADDRESS	TYPE	LOT SQFT	PRICE	STYLE
4	140 N 36th St.	Standard	12,800	\$TBD	Willow Haven
5	150 N 36th St.	Standard	12,800	\$100,900	

**School District:**  
Norwalk

**Nearest Grocery:**  
Fareway

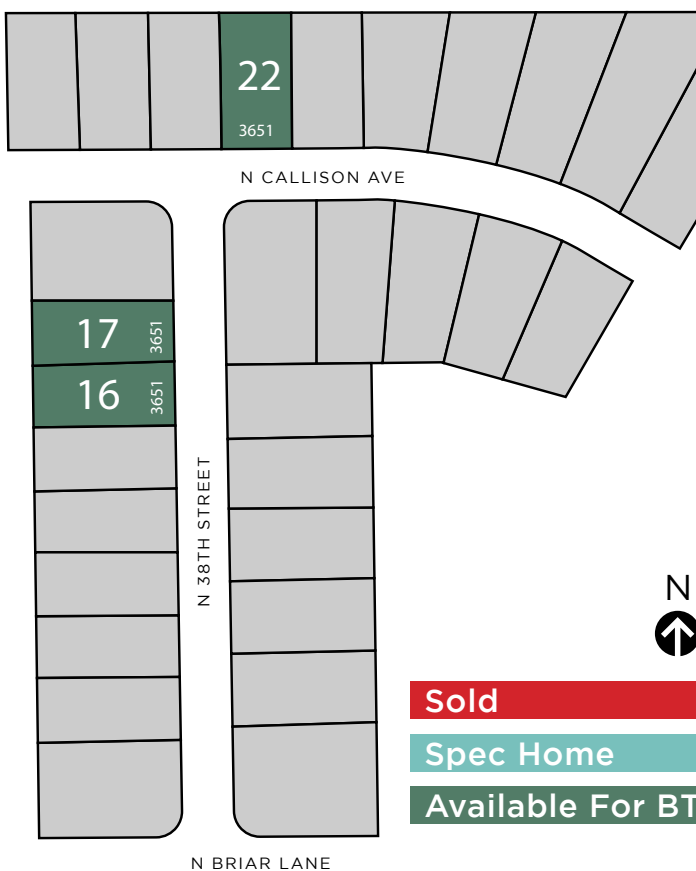
**Nearest Gym:**  
Anytime Fitness  
Crossfit 50211

**Home Improvement Store:**  
Cappel's Ace Hardware

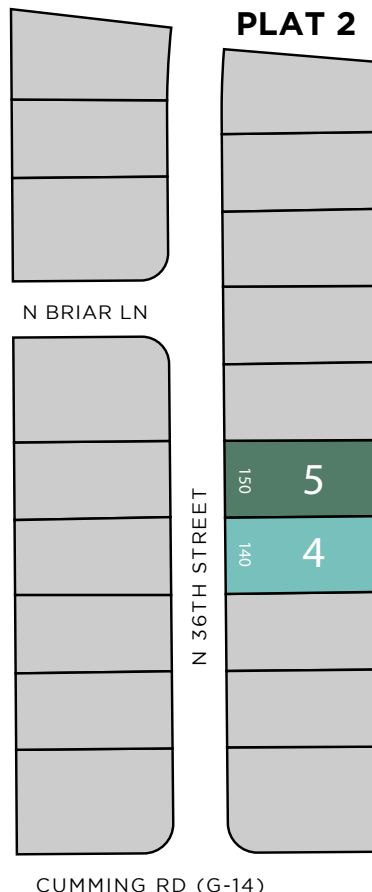
**Outdoor Amenities:**  
Legacy Golf Club  
Bike Trail - The Great Western  
Trail trailhead in Cumming  
Cumming City Park

**Entertainment:**  
Cumming Tap  
The Chicken  
Iowa Distilling Company

### PLAT 4



### PLAT 2



**Sold**

**Spec Home**

**Available For BTO**

Welcome to Great Western Crossing, a neighborhood of Middlebrook (Iowa's First Agrihood) in Cumming, Iowa. A community which leverages its agricultural past to create future prosperity. A community of neighborhoods, where families can be raised, memories created and dreams achieved. Trees, pond, and a one-of-a-kind park are just some of the reasons why GWC will bring a neighborhood with unique design and character. Other features include: access to the Great Western Bike Trail, community 'Friday at the Farm' weekly events, close to wine bar/beer garden opening in 2021 & future town center, and desired Norwalk Schools! This small town, bike-friendly community is located just 5 minutes from Mills Civic Parkway and all the West Des Moines amenities! Golf carts are also encouraged as a way of transportation throughout the development. Site of the 2021 Home Show Expo!

**Dawn Edwards | 515.577.0498 | Dawn@dawnedwardsdsm.com**

*Listing information subject to change without notice.*

#SINCE1957



## Our history builds your future.

*Daylight lots are an additional \$4,000 above listing price. Walkout lots are an additional \$7,000 above listing price. HOA Dues: One time \$2,000 initiation fee charged to buyer & seller upon closing per lot purchased. Annual dues for 2021 to be \$650. Minimum SF requirements: Ranch - 1,500 SF, 1-1/2 Story - 1,750 SF, 2 Story - 1,750 SF*