

## WOODBROOK VILLAS

Phase I is now completed. Phase II has many walkout homesites, some backing to a stocked fishing lake and some available for a third car garage! Be sure to ask the agent on duty about available homesites and current prices.

**Getting Started**  
Pick your Homesite

\$ 1000 deposit will hold your homesite for 30 days. Schedule an appointment with our "options specialist" to create your wish list of options to incorporate into your home. You are in control of the final price of your home!



**THE CEDAR**



**THE MIMOSA**



**THE REDBUD**

## VILLAS

3 Floor Plans  
to choose from:

**The CEDAR**

**The MIMOSA**

**The REDBUD**

## ESTATES

2 Floor Plans  
To choose from:

**The MAPLE**

**The WILLOW**

The builder can finish additional sq ft on the lower level.

Current pricing information is available through the subdivision agent.

## About our Community

Woodbrooke Villas is one of the Northland's most popular new communities — Phase I sold out in record time and Woodbrooke Estates has also enjoyed the same popularity with only 2 homesites remaining! We think it is not only our beautiful and "livable" ranch plans but it is the "sense of community" and friendly neighbors that have made Woodbrooke so special. And, of course, LOCATION, LOCATION, LOCATION!

Woodbrooke is a close one mile east on NE 72nd St from HyVee and Wal-Mart and just minutes away from shopping centers, restaurants and movie theaters.

Woodbrooke Homes, LLC. Is the exclusive builder in our community.

## No Time To Build?

Spec homes are available for purchase. Check with the agent on duty for current spec home inventory and prices.

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## Have a Home to Sell?

### We can Help!

Ask about a complimentary market analysis of your current home. We can help you sell your house and plan the transition to your new Villa or Estate home.



## Woodbrooke

## Villas & Estates

**A maintenance provided community**

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