

Independent Living Condominiums

THE VILLAS

Gentle Brook™



Sunnyside Duplex Villa



Meadowview Single Family Villa



Woodland Single Family Villa

Welcome Home

to the Villas at GentleBrook!



The Villas at GentleBrook are a new senior condominium community joining the Hartville area in the Summer of 2021. The Villas are nestled in this rural farming community, surrounded by mature trees and nature, while being close to local shops and restaurants. The condominiums were designed for individuals 55+ in age that are ready to embrace casual living.

The Villas feature 51 condominium units in our Phase 1 development, with a combination of single family villas and duplex villas. All Villas are in the Craftsman style of architecture, with beautiful exterior finishes of stone and siding with attractive cedar accents.

Floor Plans & Amenities

- Each villa floor plan will have open and expansive living areas. The main living area boasts a generous kitchen with a large island and walk-in pantry to store food and kitchen items, along with small electrical appliances. All floor plans include a large

owner's suite including amenities such as a double vanity sink, walk-in shower and water closet, plus an oversized walk-in closet to allow for maximum storage on the main floor. The second bedroom is a master suite which can serve as a beautiful room for guests or could be converted to a home office. Most villa sites will feature a full basement.

- All of the villas include outdoor living space with an included front and back porch. The back porch design can also be finished with optional windows and screens, so they can be enjoyed in all seasons.
- Each villa features a two-car garage, with optional three-car garages available for single model villas. Residents can safely enter the house from the garage through a large mudroom, which also contains a closet for a washer and dryer.

Square Footage Options for Villas

- Sunnyside Duplex Villa – 1,318 Square-Foot Duplex
- Meadowview Villa – 1,528 Square-Foot Villa
- Woodland Villa – 1,705 Square-Foot Villa

Our single-family villas offer several additional options, including an optional three-car garage.

Custom Décor Options

Homebuyers can choose from various finish selections, such as granite countertops, cabinetry colors, flooring options, lighting, and the customizable addition of many modern amenities to make your villa perfect for you.



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For more information call us at **330-877-7700**
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