

THE OVERLOOK

AT SUNNYBROOK

simplify, relax & enjoy

Name	Floor	Size
Kitchen	Main	13x14
Dining	Main	11x10
Living	Main	17x15
Master Bed	Main	14x13
Master Bath	Main	10x11
Bedroom 2	Main	13x12
Full Bath	Main	11x5
Laundry	Main	8x6



5160/5170 Overlook Lane | starting at
2 Bed, 2 Bath, 1,395 sq. ft. | **\$284,950***
Full Basement

HOA FEE - \$140/MO.

The Overlook at Sunnybrook is one of Sioux City's premier HOA communities, located in the Sunnybrook neighborhood of Morningside. We are please to offer modern, turn-key living overlooking the Sunnybrook Village. The HOA takes care of snow removal, lawn care, sprinkler maintenance and common road/utility maintenance. Overlook is not an age-restricted community. 3 or 10 year tax abatement is available.

Homebuyer has the opportunity to select the following finishes based on time of agreement: interior paint, flooring, cabinets, countertops, lighting fixtures, mirrors, trim & interior doors.

Features / Amenities: Covered Front Porch, Deck or Patio w/ sliding door, Eat-in Kitchen, Electric Fireplace, Garage Door Opener, Hardwood Floors, Main Floor Laundry, Master Bath, Master WI Closet, Electric Water Heater, Garbage Disposal, Sump Pump Drain, Sod & Sprinkler System, FHA, VA

House Style: Ranch
 County: Woodbury
 MLS Area: Iowa-Other
 Region: Sioux City
 Elem School: Sunnyside / Nodland
 Mid/Jr School: East Middle
 Sr High: East Middle

 Garage Type: Attached
 Total SF: 1,395
 Main SF: 1,395
 Basement: 1,090
 Fireplace No: 1

Total Bedroom: 2
 Total Baths: 2
 Ownership: Townhouse
 Garage Stalls: 2

 Garage Sqft: 480
 Fire. Fuel: Electric
 New Construction: Yes

Exterior: Prefinished Smart Siding
 Interior Trim: Mixed
 Sewer Type: City
 Heat Type: Forced Air
 A/C Type: Central

 Roof: Shingle
 Driveway: Concrete
 Water Type: City
 Fuel: Natural Gas/Electric
 Water Softner: Hook-up

***PRICING REFLECTS CURRENT MATERIAL COST. SUBJECT TO CHANGE.**

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