

# 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



**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:** Deck or Patio w/ sliding door, Eat-in Kitchen, Electric Fireplace, Garage Door Opener, Hardwood Floors, Granite Countertops, Main Floor Laundry, Master Bath w/ WI Shower, 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

Total Bedroom: 2  
Total Baths: 2  
Year Built 2018  
Ownership: Townhouse  
Garage Stalls: 2

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

Garage Type: Attached  
Total SF: 1,632  
Main SF: 1,632  
Above Grade SF: 1,632  
Basement: 1,400  
Fireplace No: 1

Garage Sqft: 600  
Fire. Fuel: Electric  
New Construction: Yes

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

Gross Tax: N/A  
Tax Year: N/A

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

**OVERLOOKDEVELOPERS.COM • (712) 229-8585**