

THE OVERLOOK

AT SUNNYBROOK

simplify, relax & enjoy

Name	Floor	Size
Kitchen	Main	14x10
Dining	Main	8x14
Living	Main	14x17
Master Bed	Main	12x17
Master Bath	Main	8x11
Bedroom 2	Main	11x12
Full Bath	Main	9x5
Laundry	Main	3x6



5201 Overlook Lane
2 Bed, 2 Bath, 1385 sq. ft.
Walkout Basement

starting at
\$309,950

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 & Patio w/ Sliding Doors, Eat-In Kitchen, Electric Fireplace, Garage Door Opener, LVP Floors, Granite Countertops, Main Floor Laundry, Master Bath w/ WI Shower, Master His & Her WI Closets, 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 High

Garage Type: Attached

Total SF: 1,385

Main SF: 1,385

Unfinished Basement: 1,150

Fireplace No: 1

Total Bedroom: 2

Total Baths: 2

Ownership: Townhouse

Garage Stalls: 2

Garage Sqft: 440

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