

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 & Patio w/ sliding doors, Eat-in Kitchen, Large Pantry, Electric Fireplace, Garage Door Opener, LVP 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
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
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

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

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