

# THE OVERLOOK

AT SUNNYBROOK

simplify, relax & enjoy

## CALL FOR PRICING

HOA FEE - \$140/MO.

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



The Overlook at Sunnybrook is Sioux City's new premier HOA community, located in the Morningside neighborhood. We are pleased to offer modern, turn-key living overlooking The Sunnybrook Village. We take the stress out of everyday living by providing lawn maintenance, sprinkler maintenance, snow removal and common road/utility maintenance.

**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**