

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

sample image



5240 Overlook Lane
2 Bed, 2 Bath, 1632 sq.ft
Full Basement

starting at
\$309,950*

HOA FEE - \$140/MO.

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.

The HOA takes care of snow removal, lawncare and sprinkler maintenance, and common road/utility maintenance. Not an age-restricted community. 3 or 10 year tax abatement is available. Take some of the stress away in this townhome!

Features / Amenities: Deck & Patio w/ sliding door, Eat-in Kitchen, 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

Garage Type: Attached

Total SF: 1,632

Main SF: 1,632

Above Grade SF: 1,632

Basement: 1,400

Fireplace No: 1

Total Bedroom: 2

Total Baths: 2

Ownership: Townhouse

Garage Stalls: 2

Garage Sqft: 600

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.**

OVERLOOKDEVELOPERS.COM • (712) 229-8585