

THE OVERLOOK

AT SUNNYBROOK

simplify, relax & enjoy

CALL FOR PRICING

HOA FEE - \$140/MO:

| 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 |



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, lawn & sprinkler maintenance and common road/utility maintenance. The Overlook at Sunnybrook is not an age-restricted community. Three or ten year tax abatement is available.

Features / Amenities: Deck and/or Patio w/ sliding door, Eat-in Kitchen, Electric Fireplace, Garage Door Opener, LVP Floors, Main Floor Laundry, Master Bath w/ his & her shower, Master 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
 Above Grade SF: 1,385
 Unfinished Basement: 1,150
 Fireplace No: 1

Total Bedroom: 2
 Total Baths: 2
 Year Built 2021
 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