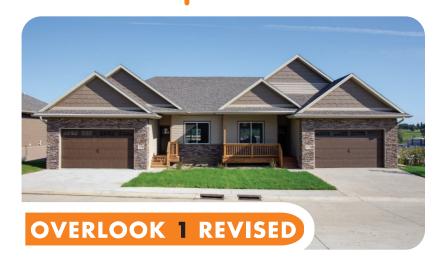


simplify, relax 🔑 enjoy

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	11 x 12
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 oer 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