

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 |



5131/5141 Overlook Lane
2 Bed, 2 Bath, 1,395 sq. ft.
Walkout Basement

starting at
\$289,950

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: Covered Front Porch, Deck or Patio w/ sliding door, Eat-in Kitchen, Electric Fireplace, Garage Door Opener, Hardwood Floors, Main Floor Laundry, Master Bath, 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: 1,395
Main SF: 1,395
Basement: 1,090
Fireplace No: 1

Garage Sqft: 480
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.**

OVERLOOKDEVELOPERS.COM • (712) 229-8585