

THE OVERLOOK

AT SUNNYBROOK

simplify, relax & enjoy

STANDARD - STARTING @ \$304,950
WALKOUT - STARTING @ \$319,950

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