

THE OVERLOOK

AT SUNNYBROOK

simplify, relax & enjoy

CALL FOR PRICING

HOA FEE - \$140/MO.

Name	Floor	Size
Kitchen	Main	13x10
Dining	Main	15x10
Living	Main	17x15
Master Bed	Main	13x15
Master Bath	Main	6x13
Bedroom 2	Main	10x11
Full Bath	Main	9x5
Laundry	Main	9x7



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: 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.**

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