

# THE OVERLOOK AT SUNNYBROOK

simplify, relax & enjoy

## CALL FOR PRICING

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

Garage Type: Attached  
Total SF: 1,606  
Main SF: 1,606  
Above Grade SF: 1,606  
Basement: 1,400  
Fireplace No: 1

Total Bedroom: 2  
Total Baths: 2  
Year Built 2018  
Ownership: Townhouse  
Garage Stalls: 2

Garage Sqft: 600  
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

Gross Tax: N/A  
Tax Year: N/A

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