

THE OVERLOOK AT SUNNYBROOK

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	11x12
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 offer 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

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