

3-Up Comparison

Prepared By: Gilda Krantz-Smith

Listings as of 09/09/18 at 4:15 am



**Details**

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	1417 N Umbrella	4025 S 211th	10435 S 230th
<b>MLS#</b>	1809129	1827234	1828593
<b>List Price</b>	\$200,000	\$200,999	\$209,400
<b>List Date</b>	03/14/2018	07/23/2018	08/01/2018
<b>Status</b>	Active	Active	Active
<b>Property Type</b>	Residential	Residential	Residential
<b>Sub Type</b>	House	House	House
<b>DOM</b>	169	48	39
<b>Subdivision</b>	Union Station	Eagle Ridge III	Highland Creek - Phase II
<b>Year Built</b>	74012	2018	2018
<b>Sqft</b>	2,555	1,780	1,700
<b>Beds</b>	4	4	3
<b>Total Baths</b>	2/1	2/0	2/0
<b>Style</b>	Contemporary	Ranch	Ranch
<b>School District</b>	Union - Sch Dist (9)	Broken Arrow - Sch Dist (3)	Broken Arrow - Sch Dist (3)
<b># Stories</b>	2	1	1
<b>Heat Fuel</b>	Gas	Gas/Electric	Electric
<b>Water</b>	City	City	City
<b>Water Wst Dis</b>	City	City	City
<b>Amenities</b>	Courtesy Patrol, Park, Other	Park, Pool Available, Trails	Clubroom, Pool Available, Trails
<b>Dist to Lks/Rvrs</b>			
<b>Lakes/Rivers</b>			
<b>Parking</b>			
<b>Garage</b>	Attached, Elec Overhead Door	Attached	Attached, Elec Overhead Door
<b>\$/SqFt</b>	\$78.28	\$112.92	\$123.18
<b>Tax</b>	\$2,389	\$100	\$0
<b>Lot SqFt</b>	7,398	7,930	0
<b>Lot Desc</b>			
<b>Basement</b>	None	None	
<b>Zoning</b>			
<b>Sold Price</b>			
<b>Sold Date</b>			

<b>Remarks</b>	Exceptionally maintained & ready to move in! Backs to gorgeous greenbelt. 2 living areas, 4 bedrooms & 2.5 baths provide more than enough space for the whole family. Tons of storage. Master is HUGE: features spacious bath/closets & stunning windows.	Home Creations Johnston floorplan. HERS Rated, Full brick, quartz countertops, modern fireplace, SS Appliances, covered patio. Builder will include Security System, Blinds, 1-yr Bldr warranty, & privacy fenced backyard. Ready by end of Aug.	Beautiful KB custom home. Modern amenities, open floorplan. Large 3 car garage in beautiful new neighborhood with amazing pool! 1 year builders warranty. Expected finish date Sept 1st.
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	<u>Details</u>	<u>Details</u>	<u>Details</u>
	6700 S 20th	6709 S 20th	6329 E 147th
<b>MLS#</b>	1831249	1827245	1832359
<b>List Price</b>	\$210,652	\$213,736	\$218,208
<b>List Date</b>	08/21/2018	07/23/2018	08/29/2018
<b>Status</b>	Active	Active	Active
<b>Property Type</b>	Residential	Residential	Residential
<b>Sub Type</b>	House	House	House
<b>DOM</b>	19	48	11
<b>Subdivision</b>	Tucson Village	Tucson Village	Southridge at Lantern Hill
<b>Year Built</b>	2018	2018	2018
<b>Sqft</b>	1,876	1,932	1,912
<b>Beds</b>	4	3	3
<b>Total Baths</b>	2/0	2/0	2/0
<b>Style</b>	Craftsman	Craftsman	Contemporary
<b>School District</b>	Broken Arrow - Sch Dist (3)	Broken Arrow - Sch Dist (3)	Bixby - Sch Dist (4)
<b># Stories</b>	1	1	1
<b>Heat Fuel</b>	Gas	Gas	Gas
<b>Water</b>	City	City	City
<b>Water Wst Dis</b>	City	City	City
<b>Amenities</b>	None	None	None
<b>Dist to Lks/Rvrs</b>			
<b>Lakes/Rivers</b>			
<b>Parking</b>			
<b>Garage</b>	Attached	Attached	Attached
<b>\$/SqFt</b>	\$112.29	\$110.63	\$114.13
<b>Tax</b>	\$300	\$300	\$0
<b>Lot SqFt</b>	11,670	6,837	7,500
<b>Lot Desc</b>			
<b>Basement</b>	None	None	
<b>Zoning</b>			
<b>Sold Price</b>			
<b>Sold Date</b>			

**Remarks** New construction home. \$4,000 incentive towards closing costs, price, or upgrades! Best warranty in Tulsa at 2 year/10 year. Quartz counters & island in KT, as well as stainless appliances. 12' vaulted ceiling in Great Room. Come see while it's available.

New construction. Large vaulted ceiling space for Kitchen and Great Room. Very Large Breakfast Nook (13'x12'6") is size of formal dining room. Pocket Study, lrg walk-in pantry, 10' ceiling in Mstr Bed & more! Large walk-in closet in master suite.

For statistical Purposes only

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<b>MLS#</b>	113 S 47th 1814125	4317 S 178th 1821056	10426 S 232nd 1821054
<b>List Price</b>	\$225,500	\$228,900	\$228,900
<b>List Date</b>	04/18/2018	06/07/2018	06/07/2018
<b>Status</b>	Active	Active	Active
<b>Property Type</b>	Residential	Residential	Residential
<b>Sub Type</b>	House	House	House
<b>DOM</b>	144	94	94
<b>Subdivision</b>	Bel Lago II	Huntington Park	Highland Creek - Phase II
<b>Year Built</b>	2018	2018	2018
<b>Sqft</b>	1,912	1,800	1,800
<b>Beds</b>	4	3	3
<b>Total Baths</b>	2/0	2/0	2/0
<b>Style</b>	French	Contemporary	Contemporary
<b>School District</b>	Broken Arrow - Sch Dist (3)	Broken Arrow - Sch Dist (3)	Broken Arrow - Sch Dist (3)
<b># Stories</b>	1	1	1
<b>Heat Fuel</b>	Gas	Gas	Gas
<b>Water</b>	City	City	Rural
<b>Water Wst Dis</b>	City	City	Rural
<b>Amenities</b>	Other	Other	Park, Pool Available, Trails, Other
<b>Dist to Lks/Rvrs</b>			
<b>Lakes/Rivers</b>			
<b>Parking</b>			
<b>Garage</b>	Attached	Attached	Attached
<b>\$/SqFt</b>	\$117.94	\$127.17	\$127.17
<b>Tax</b>	\$0	\$100	\$100
<b>Lot SqFt</b>	10,646	7,475	8,190
<b>Lot Desc</b>			
<b>Basement</b>	None	None	None
<b>Zoning</b>			
<b>Sold Price</b>			
<b>Sold Date</b>			

<b>Remarks</b>			
	The Beautiful Brooke by Home Creations will leave you swooning! Island kitchen, stainless appliances, woodgrain tile thought. Large corner lot location. This is the last home to be built in this phase. You can enjoy this quietest part of the neighborhood.	This is a great new home with a 2.5 car garage. It features hard wood floors, granite countertops, lots of windows for natural light, a kitchen island, and a master closet that connects to the laundry room. Ask about our energy efficiencies. A must see.	This home is located on a cul de sac street. The house features a vaulted back patio, a master suite with oversized shower & pass through master closet, the kitchen has a large island and lots of storage. This and other features make the home a must see.

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<b>MLS#</b>	10306 E 230th 1812313	7323 E Oakridge 1812285	1292 N Nyssa 1819953
<b>List Price</b>	\$229,275	\$230,089	\$231,900
<b>List Date</b>	04/06/2018	04/05/2018	05/30/2018
<b>Status</b>	Active	Active	Active
<b>Property Type</b>	Residential	Residential	Residential
<b>Sub Type</b>	House	House	House
<b>DOM</b>	156	157	102
<b>Subdivision</b>	Highland Creek - Phase I	The Highlands III at Forest Ridge	Villas at Bricktown
<b>Year Built</b>	2018	2018	2018
<b>Sqft</b>	0	1,657	0
<b>Beds</b>	3	3	3
<b>Total Baths</b>	2/0	2/0	2/0
<b>Style</b>	Contemporary	Ranch	Other
<b>School District</b>	Broken Arrow - Sch Dist (3)	Broken Arrow - Sch Dist (3)	Union - Sch Dist (9)
<b># Stories</b>	1	1	1
<b>Heat Fuel</b>	Gas	Gas	Gas
<b>Water</b>	City	City	City
<b>Water Wst Dis</b>	City	City	City
<b>Amenities</b>	Park, Pet Amenities, Pool Available, Tra	Golf Course, Park, Pool Available, Tenn	Gated Access
<b>Dist to Lks/Rvrs</b>			
<b>Lakes/Rivers</b>			
<b>Parking</b>			
<b>Garage</b>	Attached, Elec Overhead Door, Other	Attached, Elec Overhead Door	Attached
<b>\$/SqFt</b>		\$138.86	
<b>Tax</b>	\$1	\$0	\$77
<b>Lot SqFt</b>	8,729	9,000	7,227
<b>Lot Desc</b>			
<b>Basement</b>	None	None	None
<b>Zoning</b>			
<b>Sold Price</b>			
<b>Sold Date</b>			

<b>Remarks</b>	Energy efficient 1 story, split plan open FD, island kit, vaulted great rm beams, split-face stone fp 3 cm quartz, huge mster ba w/tiled shower, soft close cabinets throughout. Energy features incl 16 SEER prog stats, solar board, backs to greenbelt.	New Boston Floor Plan. 3/2/3 Master with large sitting area, walk in closet and master bath has double sinks & shower w/seat. Spacious Kitchen w/Black SS Appliances in Gas Convection oven! Come see!	New construction modern farmhouse in small gated community. Open floorplan, fireplace, hardwoods, shiplap, barndoors, laundry off master closet with sink and drying rack. Must See! (North of 71st on 129th)
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	<u>Details</u>	<u>Details</u>	<u>Details</u>
	3417 W Norman	13319 S 19th	10421 S 233rd
<b>MLS#</b>	1819944	1828244	1829209
<b>List Price</b>	\$231,900	\$234,620	\$235,900
<b>List Date</b>	05/30/2018	07/29/2018	08/06/2018
<b>Status</b>	Active	Active	Active
<b>Property Type</b>	Residential	Residential	Residential
<b>Sub Type</b>	House	House	House
<b>DOM</b>	102	42	34
<b>Subdivision</b>	Villas at Bricktown	Providence Hills IV	Highland Creek - Phase II
<b>Year Built</b>	2018	2018	2018
<b>Sqft</b>	0	1,853	0
<b>Beds</b>	3	3	3
<b>Total Baths</b>	2/0	2/0	2/0
<b>Style</b>	Other	Other	Craftsman
<b>School District</b>	Union - Sch Dist (9)	Bixby - Sch Dist (4)	Broken Arrow - Sch Dist (3)
<b># Stories</b>	1	1	1
<b>Heat Fuel</b>	Gas	Gas	Gas
<b>Water</b>	City	City	City
<b>Water Wst Dis</b>	City	City	City
<b>Amenities</b>	Gated Access	Clubroom, Park, Pool Available, Trails	Park, Pool Available, Trails
<b>Dist to Lks/Rvrs</b>			
<b>Lakes/Rivers</b>			
<b>Parking</b>			
<b>Garage</b>	Attached	Attached	Attached
<b>\$/SqFt</b>		\$126.62	
<b>Tax</b>	\$77	\$3,000	\$0
<b>Lot SqFt</b>	7,341	8,866	7,475
<b>Lot Desc</b>			
<b>Basement</b>	None		None
<b>Zoning</b>			
<b>Sold Price</b>			
<b>Sold Date</b>			

<b>Remarks</b>			
	New construction on corner lot in gated community! Open floorplan, fireplace, gorgeous hardwoods, shiplap. Beautiful kitchen w/large island, pantry, modern fixtures. Large master w/access to utility which features drying rack and sink (N of 71st on 129th)	Coleman Premier Floor Plan 3/2/3 - wood plank tile to entry, living, hallways & all tiled areas, granite in kitchen - island & pantry in Kitchen. Stainless appliances.	Best-selling 1-story split-plan w/flex rm. Island kitchen opens to vaulted great rm w/corner FP. Extensive wide-plank wood floors; 3 cm granite thru-out. Master w/lg bath has utility room access thru closet. Oversized vaulted cvd patio, quiet cul-de-sac.

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	1316 N Nyssa	7021 E Oakridge	23219 E 103rd
<b>MLS#</b>	1829885	1812283	1833640
<b>List Price</b>	\$235,900	\$237,206	\$239,900
<b>List Date</b>	08/10/2018	04/05/2018	09/08/2018
<b>Status</b>	Active	Active	Active
<b>Property Type</b>	Residential	Residential	Residential
<b>Sub Type</b>	House	House	House
<b>DOM</b>	30	157	1
<b>Subdivision</b>	Villas at Bricktown	The Highlands III at Forest Ridge	Highland Creek - Phase II
<b>Year Built</b>	2018	2018	2018
<b>Sqft</b>	0	2,014	0
<b>Beds</b>	3	3	3
<b>Total Baths</b>	2/0	2/1	2/0
<b>Style</b>	Ranch	Ranch	Contemporary
<b>School District</b>	Union - Sch Dist (9)	Broken Arrow - Sch Dist (3)	Broken Arrow - Sch Dist (3)
<b># Stories</b>	1	1	1
<b>Heat Fuel</b>	Gas	Gas	Gas
<b>Water</b>	City	City	City
<b>Water Wst Dis</b>	City	City	City
<b>Amenities</b>	Park, Trails	Golf Course, Park, Pool Available, Tenn	Park, Pool Available, Trails
<b>Dist to Lks/Rvrs</b>			
<b>Lakes/Rivers</b>			
<b>Parking</b>			
<b>Garage</b>	Attached	Attached, Elec Overhead Door	Attached
<b>\$/SqFt</b>		\$117.78	
<b>Tax</b>	\$0	\$0	\$0
<b>Lot SqFt</b>	5,750	9,360	7,300
<b>Lot Desc</b>			
<b>Basement</b>	None	None	
<b>Zoning</b>			
<b>Sold Price</b>			
<b>Sold Date</b>			

<b>Remarks</b>			
	Great split Ranch plan in Private Gated Community. Open Island Kit/lrg tile shower, Utility connect to Mstr closet, mud bench, wide plank flrs, HERS energy pkg. TRANE 95%, 16SEER A/C, Vinyl low E argon gas filled windows. 2.5 cstm blinds. BIB wall insul	Single story Lincoln Plan. 3/2.5/3 w/office. Master w/walk in closet, master bath w/3x5 shower. Kitchen w/quartz tops, island & pantry. Convection gas range, SS Black appliances. Full guttering.	UNDER CONSTRUCTION - EST. COMP. OCT 15, 2018 - POND VIEW, ENERGY EFFICIENT. OPEN CONCEPT WITH VAULTED AND BEAMED LIVING OPEN TO KITCHEN WITH LARGE ISLAND. GLAMOUR MASTER BATH WITH SEASONAL CLOSET.

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	17734 E 45th	18608 E 46th	6020 S 14th
<b>MLS#</b>	1823710	1816609	1830404
<b>List Price</b>	\$239,900	\$239,900	\$240,000
<b>List Date</b>	06/27/2018	05/05/2018	08/14/2018
<b>Status</b>	Active	Active	Active
<b>Property Type</b>	Residential	Residential	Residential
<b>Sub Type</b>	House	House	House
<b>DOM</b>	74	127	26
<b>Subdivision</b>	Huntington Park	Cypress Creek Estates	Brighton Village
<b>Year Built</b>	2018	2018	2018
<b>Sqft</b>	0	0	1,907
<b>Beds</b>	3	3	3
<b>Total Baths</b>	2/0	2/0	2/0
<b>Style</b>	Ranch	Contemporary	Other
<b>School District</b>	Broken Arrow - Sch Dist (3)	Broken Arrow - Sch Dist (3)	Broken Arrow - Sch Dist (3)
<b># Stories</b>	1	1	1
<b>Heat Fuel</b>	Gas	Gas	Gas
<b>Water</b>	City	City	City
<b>Water Wst Dis</b>	City	City	City
<b>Amenities</b>	Pool Available	Park, Pool Available	Clubroom, Pool Available
<b>Dist to Lks/Rvrs</b>			
<b>Lakes/Rivers</b>			
<b>Parking</b>			
<b>Garage</b>	Attached	Attached	Attached, Elec Overhead Door
<b>\$/SqFt</b>			\$125.85
<b>Tax</b>	\$0	\$0	\$720
<b>Lot SqFt</b>	7,475	8,125	8,400
<b>Lot Desc</b>			
<b>Basement</b>	None		None
<b>Zoning</b>			
<b>Sold Price</b>			
<b>Sold Date</b>			

<b>Remarks</b>	Ranch Split 3beds/2BA, private study w/closet,vaulted great rm, 3car, Stunning corner FP, open Island kit, mud bench drop zone, sliding barn dr, vaulted cvrd back patio, custom hrdwd flrs, 3cm slab granite ALL cntrs, tile shwr, HERS Energy pkg w/BIB walls	NEW MOVE IN READEDY - 3/2/3 Handicap wide doors. Open concept with vaulted/beamed living with large island with waterfall granite, tall cabinets. Hardwood floors. Glamour mater bath with seasonal closet and his/her granite vanities. Loads of extras.	Open floor plan with spacious master suite and family room. Mudroom with cubbies and pantry off the kitchen. Near completion
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<b>MLS#</b>	4511 S 178th 1831415	13301 S 19th 1828248	5918 S 13th 1827646
<b>List Price</b>	\$242,900	\$245,482	\$247,000
<b>List Date</b>	08/22/2018	07/29/2018	07/25/2018
<b>Status</b>	Active	Active	Active
<b>Property Type</b>	Residential	Residential	Residential
<b>Sub Type</b>	House	House	House
<b>DOM</b>	18	42	46
<b>Subdivision</b>	Huntington Park	Providence Hills IV	Brighton Village
<b>Year Built</b>	2018	2018	2018
<b>Sqft</b>	0	1,941	0
<b>Beds</b>	3	4	4
<b>Total Baths</b>	2/0	3/0	2/1
<b>Style</b>	Contemporary	Other	Other
<b>School District</b>	Broken Arrow - Sch Dist (3)	Bixby - Sch Dist (4)	Broken Arrow - Sch Dist (3)
<b># Stories</b>	1	1	1
<b>Heat Fuel</b>	Gas	Gas	Gas
<b>Water</b>	City	City	City
<b>Water Wst Dis</b>	City	City	City
<b>Amenities</b>	None	Clubroom, Park, Pool Available, Trails	Clubroom, Pool Available, Trails
<b>Dist to Lks/Rvrs</b>			
<b>Lakes/Rivers</b>			
<b>Parking</b>			
<b>Garage</b>	Attached	Attached	Attached, Elec Overhead Door
<b>\$/SqFt</b>		\$126.47	
<b>Tax</b>	\$0	\$3,200	\$720
<b>Lot SqFt</b>	7,475	8,400	10,331
<b>Lot Desc</b>			
<b>Basement</b>			None
<b>Zoning</b>			
<b>Sold Price</b>			
<b>Sold Date</b>			
<b>Remarks</b>	MOVE IN READY SEPT. 1, ENERGY RATED AND LOADS OF UPGRADES. COME SEE. 36" DOOR WIDTH, OPEN FLOOR PLAN WITH VAULTED AND BEAMED LIVING.	McLemore Premier - 4/3/3 1 story wood plank tile to entry, living, hallways & all tiled area. Stainless steel appliances - Island in kitchen - out of seasons closet.	New Construction, Longford Plan. One Story 4/2/3 on a great corner lot in center of Brighton Village. This home can be finished in 45-60 days. Buyer can still make some design selections.

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**Details**

4411 S 178th

1821164

<b>MLS#</b>	1821164
<b>List Price</b>	\$249,900
<b>List Date</b>	06/07/2018
<b>Status</b>	Active
<b>Property Type</b>	Residential
<b>Sub Type</b>	House
<b>DOM</b>	94
<b>Subdivision</b>	Huntington Park
<b>Year Built</b>	2018
<b>Sqft</b>	1,950
<b>Beds</b>	3
<b>Total Baths</b>	2/0
<b>Style</b>	Contemporary
<b>School District</b>	Broken Arrow - Sch Dist (3)
<b># Stories</b>	1
<b>Heat Fuel</b>	Gas
<b>Water</b>	City
<b>Water Wst Dis</b>	City
<b>Amenities</b>	Other
<b>Dist to Lks/Rvrs</b>	
<b>Lakes/Rivers</b>	
<b>Parking</b>	
<b>Garage</b>	Attached
<b>\$/SqFt</b>	\$128.15
<b>Tax</b>	\$100
<b>Lot SqFt</b>	7,475
<b>Lot Desc</b>	
<b>Basement</b>	None
<b>Zoning</b>	
<b>Sold Price</b>	
<b>Sold Date</b>	

**Remarks** This great home features many amenities including oversized floating beams, a painted brick fireplace, hardwoods, granite throughout. The home also features many energy efficiencies from a high efficiency furnace and AC to reflective decking. A must see.