

3-Up Comparison

Prepared By: Gilda Krantz-Smith

Listings as of 09/07/18 at 2:56 am



	<u>Details</u>	<u>Details</u>	<u>Details</u>
<b>MLS#</b>	10420 S 231st 1832584	10433 S 233rd 1816948	1500 E Quannah 1817216
<b>List Price</b>	\$253,000	\$253,960	\$254,226
<b>List Date</b>	08/30/2018	05/08/2018	05/09/2018
<b>Status</b>	Active	Active	Active
<b>Property Type</b>	Residential	Residential	Residential
<b>Sub Type</b>	House	House	House
<b>DOM</b>	8	122	121
<b>Subdivision</b>	Highland Creek - Phase I	Highland Creek - Phase II	Brighton Village
<b>Year Built</b>	2018	2018	2018
<b>Sqft</b>	2,228	2,095	0
<b>Beds</b>	3	3	3
<b>Total Baths</b>	2/0	2/0	2/0
<b>Style</b>	Other	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>	Rural	Rural	City
<b>Water Wst Dis</b>	City	City	City
<b>Amenities</b>	Park, Pool Available, Trails	Pool Available, Trails, Other	Clubroom, 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>	\$113.55	\$121.22	
<b>Tax</b>	\$0	\$300	\$85
<b>Lot SqFt</b>	7,738	8,547	8,040
<b>Lot Desc</b>			
<b>Basement</b>	None		None
<b>Zoning</b>			
<b>Sold Price</b>			
<b>Sold Date</b>			

<b>Remarks</b>			
	Beautiful new construction, split floor plan, Kit w/SS appl, + fridge, Granite & island, great rm w/handscraped hrdwd flrs, FP & vaulted ceiling w/beams, Mster has walk in shwr w/bench, sep tub & closet adjacent to laundry rm for functionality, 3 car gar	New construction home. Vaulted ceiling in Kitchen and Nook with wood beams. Formal Dining Room. Formal Study with full closet could be 4th bedroom. Lots of fine touches in this home to see for yourself. Best Tulsa warranty at 2 years/10 years.	This home speaks of family. Open concept living area w/separate dining room or study. The island kitchen is adjacent to an eating nook. Off the laundry room is a pantry and mudroom complete with cubbies. Listing agent has ownership interest.

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<b>MLS#</b>	5786 E 143rd 1832457	10422 S 232nd 1823365	11308 S Cleveland 1829467
<b>List Price</b>	\$255,000	\$255,000	\$255,347
<b>List Date</b>	09/02/2018	06/20/2018	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>	5	79	32
<b>Subdivision</b>	The Ridge at South County	Highland Creek - Phase II	Breitling Village
<b>Year Built</b>	2018	2018	2018
<b>Sqft</b>	2,202	2,228	1,941
<b>Beds</b>	4	3	4
<b>Total Baths</b>	2/0	2/0	3/0
<b>Style</b>	Contemporary	Other	Other
<b>School District</b>	Bixby - Sch Dist (4)	Broken Arrow - Sch Dist (3)	Jenks - Sch Dist (5)
<b># Stories</b>	1	1	1
<b>Heat Fuel</b>	Gas	Gas	Gas
<b>Water</b>	City	Rural	City
<b>Water Wst Dis</b>	City	City	City
<b>Amenities</b>	Clubroom, Pool Available, Trails	Park, Pool Available, Trails	Park, Pool Available
<b>Dist to Lks/Rvrs</b>			
<b>Lakes/Rivers</b>			
<b>Parking</b>			
<b>Garage</b>	Attached, Elec Overhead Door	Attached, Storage	Attached
<b>\$/SqFt</b>	\$115.80	\$114.45	\$131.55
<b>Tax</b>	\$718	\$0	\$276
<b>Lot SqFt</b>	7,800	8,190	7,209
<b>Lot Desc</b>			
<b>Basement</b>	None	None	None
<b>Zoning</b>			
<b>Sold Price</b>			
<b>Sold Date</b>			

<b>Remarks</b>	MOVE IN READY! Contemporary 1 level Clifton Plan 4/2/2. Distinctive Finishes- Full Brick w/ Stucco Entry, Custom Cabinetry, Exotic Granite, & Hand scraped Hardwoods in Entry/Kitchen/Dining Nook, Brushed Nickel Hardware & Lighting Fixtures, and more.	Move In Ready New Construction! Open Floor Plan w/Huge Kitchen,Hand Scraped Hardwood Flooring,Granite throughout,Master Suite Retreat. 100% Financing. Must See !!	McLemore Classic floor plan 4/3/3 - Wood plank tile in entry, living, hallways & all tiled areas Granite in kitchen - pantry & island - classic stainless appliances - tile back splash - covered patio
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	<u>Details</u>	<u>Details</u>	<u>Details</u>
<b>MLS#</b>	4311 S 178th 1829283	1312 N Nyssa 1829917	1422 E Washington 1827015
<b>List Price</b>	\$259,900	\$260,900	\$271,400
<b>List Date</b>	08/06/2018	08/10/2018	07/23/2018
<b>Status</b>	Active	Active	Active
<b>Property Type</b>	Residential	Residential	Residential
<b>Sub Type</b>	House	House	House
<b>DOM</b>	32	28	46
<b>Subdivision</b>	Huntington Park	Villas at Bricktown	Washington Lane
<b>Year Built</b>	2018	2018	2018
<b>Sqft</b>	0	2,020	0
<b>Beds</b>	4	3	3
<b>Total Baths</b>	2/0	2/0	2/1
<b>Style</b>	Other	Country French	Other
<b>School District</b>	Broken Arrow - Sch Dist (3)	Union - Sch Dist (9)	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	Gated Access, Park, Trails	Park
<b>Dist to Lks/Rvrs</b>			
<b>Lakes/Rivers</b>			
<b>Parking</b>			
<b>Garage</b>	Attached	Attached	Attached
<b>\$/SqFt</b>		\$129.16	
<b>Tax</b>	\$0	\$0	\$39
<b>Lot SqFt</b>	8,600	5,750	8,004
<b>Lot Desc</b>			
<b>Basement</b>	None	None	None
<b>Zoning</b>			
<b>Sold Price</b>			
<b>Sold Date</b>			

<b>Remarks</b>			
	New Construction in excellent location!! 4BR(or 3+study) w/open plan. Beautiful fixtures & hardwd flrs. Granite thruout. White kitch w/8' island. Shiplap, wood beams, mudrm, Lg mstr closet w/laundry access & much more! Doesn't map correctly See directions	Ranch home in GATED COMMUNITY w/lrg open kit, din&great rm. Vaulted/beamed ceilings.Mstr w/HUGE CLOSET, lrg tile shower, acrylic insl tub. Wood flrs.3cm slab granite counter,HERS ENERGY PKG,TRANE 16 SEER A/C% FURN, BIB WALLS,R38. LOW E WINDOWS	New construction, 3 beds, 2 1/2 bath, flex room & 3 car garage w/tornado shelter. Wood flooring and 3 cm granite throughout. Covered patio. Ask about Builder Paid Closing costs.

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	12908 S 5th	12904 S 5th
<b>MLS#</b>	1827891	1817171
<b>List Price</b>	\$273,500	\$275,000
<b>List Date</b>	07/26/2018	05/21/2018
<b>Status</b>	Active	Active
<b>Property Type</b>	Residential	Residential
<b>Sub Type</b>	House	House
<b>DOM</b>	43	109
<b>Subdivision</b>	Yorktown	Birmingham at Yorktown
<b>Year Built</b>	2018	2018
<b>Sqft</b>	0	1,859
<b>Beds</b>	4	3
<b>Total Baths</b>	2/0	2/0
<b>Style</b>	Other	Other
<b>School District</b>	Bixby - Sch Dist (4)	Bixby - Sch Dist (4)
<b># Stories</b>	1	1
<b>Heat Fuel</b>	Gas	Gas/Electric
<b>Water</b>	City	City
<b>Water Wst Dis</b>	City	City
<b>Amenities</b>	Park, Pool Available	Clubroom, Park, Pool Available, Trails
<b>Dist to Lks/Rvrs</b>		
<b>Lakes/Rivers</b>		
<b>Parking</b>		
<b>Garage</b>	Attached, Elec Overhead Door	Attached, Elec Overhead Door
<b>\$/SqFt</b>		\$147.93
<b>Tax</b>	\$126	\$126
<b>Lot SqFt</b>	7,200	8,683
<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, 4/2/2, Riviera Plan That Features a Great ONE STORY Plan. Big Open Living Area, Large Covered Patio with Interior Site Location.	Open kitchen w/ spacious granite island flowing into family & casual eating ideal for family gatherings; livable flow continues with pass-thru master closet that connects to separate laundry & mudroom w/ cubbies. Listing agent has ownership interest.
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