

3-Up Comparison

Prepared By: Gilda Krantz-Smith

Listings as of 09/07/18 at 2:58 am



Details

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Details

MLS#	12904 S 5th 1817171	4515 S 178th 1831732	904 E Shreveport 1825624
List Price	\$275,000	\$275,900	\$279,000
List Date	05/21/2018	08/24/2018	07/11/2018
Status	Active	Active	Active
Property Type	Residential	Residential	Residential
Sub Type	House	House	House
DOM	109	14	58
Subdivision	Birmingham at Yorktown	Huntington Park	The Oaks at Indian Springs
Year Built	2018	2018	2018
Sqft	1,859	0	2,510
Beds	3	3	4
Total Baths	2/0	2/0	3/0
Style	Other	Country French	Ranch
School District	Bixby - Sch Dist (4)	Broken Arrow - Sch Dist (3)	Broken Arrow - Sch Dist (3)
# Stories	1	1	1
Heat Fuel	Gas/Electric	Gas	Gas
Water	City	City	City
Water Wst Dis	City	City	City
Amenities	Clubroom, Park, Pool Available, Trails	Pool Available	None
Dist to Lks/Rvrs			
Lakes/Rivers			
Parking			
Garage	Attached, Elec Overhead Door	Attached	Attached
\$/SqFt	\$147.93		\$111.16
Tax	\$126	\$0	\$599
Lot SqFt	8,683	7,475	11,200
Lot Desc			
Basement	None	None	
Zoning			
Sold Price			
Sold Date			

Remarks	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.	Spacious Chelsea Split Plan w/3 beds. Open Island Kit w/vaulted clg & vaulted/beamed Family Rm. Mstr Suite w/lg bath, private study,vaulted cvd patio, wood floors, mud bench. HERS ENRGY Pkg w/TRANE 16 SEER A/C,95% H/A, BIB WALLS, Argon gas filled windows.	VERY DESIREABLE NEIGHBOHOOD, CUL-DE-SAC STREET, MATURE TREES. HUGE COVERED PORCH AND PATIO. ISLAND IN KITCHEN. MUD BENCH IN UTILITY. FLOOR TO CEILING STONE FIREPLACE. TILED SHOWER IN MASTER. SEASONAL MASTER CLOSET. SELLER IS
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	1404 E Quanah	117 S Cedar	121 S Cedar
MLS#	1827798	1822160	1822155
List Price	\$279,800	\$279,900	\$279,900
List Date	07/26/2018	06/14/2018	06/14/2018
Status	Active	Active	Active
Property Type	Residential	Residential	Residential
Sub Type	House	House	House
DOM	43	85	85
Subdivision	Brighton Village	The Oaks	The Oaks
Year Built	2018	2018	2018
Sqft	0	2,207	2,207
Beds	4	3	3
Total Baths	2/1	3/1	3/1
Style	Other	Other	Other
School District	Broken Arrow - Sch Dist (3)	Broken Arrow - Sch Dist (3)	Broken Arrow - Sch Dist (3)
# Stories	1	3	3
Heat Fuel	Gas	Electric	Electric
Water	City	City	City
Water Wst Dis	City	City	City
Amenities	Clubroom, Pool Available, Trails	Other	Other
Dist to Lks/Rvrs			
Lakes/Rivers			
Parking			
Garage	Attached, Elec Overhead Door	Attached, Car Entry - Rear, Elec Overh	Attached, Car Entry - Rear, Elec Overh
\$/SqFt		\$126.82	\$126.82
Tax	\$720	\$200	\$200
Lot SqFt	11,999	0	0
Lot Desc			
Basement	None	None	None
Zoning			
Sold Price			
Sold Date			

Remarks	New Construction, London Plan, Big One Story with Four Bedrooms! This is a 4/2.5/3 on a Really Big Lot. Big Living Area! Covered Patio.	Pick Colors Now! Modern living w/smalltown feel. Walk to Rose District. Low maintenance, no lawn care, zero lot line single family home. Please note images from previous model home.	Pick Colors Now! Modern living w/smalltown feel. Walk to Rose District. Low maintenance, no lawn care, zero lot line single family home. Please note images from previous model home.
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MLS#	2917 S Gardenia 1818615	9516 S 238th 1825779	23005 E 103rd 1828603
List Price	\$279,900	\$282,400	\$284,400
List Date	05/18/2018	07/12/2018	08/01/2018
Status	Active	Active	Active
Property Type	Residential	Residential	Residential
Sub Type	House	House	House
DOM	112	57	37
Subdivision	Rushbrooke North	Ashbrook I	Highland Creek - Phase II
Year Built	2018	2018	2018
Sqft	0	2,430	2,467
Beds	3	4	3
Total Baths	2/1	3/0	3/0
Style	Contemporary	Contemporary	Colonial
School District	Broken Arrow - Sch Dist (3)	Broken Arrow - Sch Dist (3)	Broken Arrow - Sch Dist (3)
# Stories	1	1	2
Heat Fuel	Gas	Gas	Gas
Water	City	Rural	City
Water Wst Dis	City	Aerobic	City
Amenities	Pool Available	None	Clubroom, Pool Available, Trails
Dist to Lks/Rvrs			
Lakes/Rivers			
Parking			
Garage	Attached, Elec Overhead Door	Attached, Elec Overhead Door	Attached
\$/SqFt		\$116.21	\$115.28
Tax	\$856	\$300	\$0
Lot SqFt	12,632	25,730	9,300
Lot Desc			
Basement	None	None	
Zoning			
Sold Price			
Sold Date			

Remarks			
	Newly Constructed Home in the Rushbrooke North. 3 car garage, covered Front porch & Covered Patio, Granite Kitchen, walk-in pantry & butlers pantry. Wood flooring in the Formal Areas, Tile in the kitchen, utility & all baths.	New construction home with incredible 2 yr/10 yr warranty. Kitchen with granite counters and island, large walk-in pantry, custom cabinets, and more. Study has full closet and could be used as bedroom #5. Front bed with cathedral ceiling. Large homesite!	Beautiful KB custom home. 3 bed, 3 bath, 3 car oversized bonus room on 2nd floor with full bath. Walk to neighborhood trail, pool and playground.

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MLS#	3618 S Fir 1826723	1401 E Pasadena 1827642	520 N 1st 1813395
List Price	\$288,134	\$289,500	\$289,900
List Date	07/19/2018	07/25/2018	04/13/2018
Status	Active	Active	Active
Property Type	Residential	Residential	Residential
Sub Type	House	House	House
DOM	50	44	133
Subdivision	The Village at Southern Trails	Brighton Village	Broken Arrow OT
Year Built	2018	2018	2018
Sqft	2,349	0	2,035
Beds	3	3	3
Total Baths	2/0	2/1	2/1
Style	Contemporary	Other	Craftsman
School District	Broken Arrow - Sch Dist (3)	Broken Arrow - Sch Dist (3)	Broken Arrow - Sch Dist (3)
# Stories	2	2	2
Heat Fuel	Gas	Gas	Gas
Water	City	City	City
Water Wst Dis	City	City	City
Amenities	Park, Pool Available, Other	Clubroom, Pool Available, Trails	
Dist to Lks/Rvrs			
Lakes/Rivers			
Parking			
Garage	Attached, Elec Overhead Door	Attached, Car Entry - Side, Elec Overh	Attached, Car Entry - Rear, Elec Overh
\$/SqFt	\$122.66		\$142.46
Tax	\$300	\$720	\$158
Lot SqFt	8,003	13,216	14,560
Lot Desc			
Basement	None	None	None
Zoning			
Sold Price			
Sold Date			

Remarks	New construction. Award winning plan w/extremely large Breakfast Nook w/high ceiling & wood beams. Very large walk-in pantry. Wonderful master suite with spacious master bath and large split walk-in closets with door to Laundry Room. 2 yr/10 yr warranty!	Brighton Village New Construction, Nantucket II Plan with 3/2.5/3 and a Flex Room. Cul-de-sac lot backing to greenbelt, across street from Neighborhood Pool.	BA's Rose District. Modern Craftsman, Hardwoods, 40" Farm Sink, Custom Iron Railing, Mstr Bed w/ Inverted Tray Ceiling, Floating Cabinets In All Baths, Clean, Contemp w/Period Correct Touches; Ext Incl Brick, Stone & Hardie Plank. \$5000 Builder Allow
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MLS#	7435 E 125th 1832492	10429 S 231st 1831806	5959 E 143rd 1832489
List Price	\$290,990	\$291,900	\$292,000
List Date	08/30/2018	08/24/2018	09/02/2018
Status	Active	Active	Active
Property Type	Residential	Residential	Residential
Sub Type	House	House	House
DOM	8	14	5
Subdivision	Quail Creek Villa	Highland Creek - Phase II	The Ridge at South County
Year Built	2018	2018	2018
Sqft	2,265	0	2,552
Beds	3	3	3
Total Baths	2/0	2/1	2/0
Style	English	Country French	Contemporary
School District	Bixby - Sch Dist (4)	Broken Arrow - Sch Dist (3)	Bixby - Sch Dist (4)
# Stories	1	2	1
Heat Fuel	Gas	Gas	Gas
Water	City	City	City
Water Wst Dis	City	City	City
Amenities	Pool Available	Park, Pool Available, Trails	Clubroom, Pool Available, Trails
Dist to Lks/Rvrs			
Lakes/Rivers			
Parking			
Garage	Attached	Attached	Attached, Elec Overhead Door
\$/SqFt	\$128.47		\$114.42
Tax	\$142	\$0	\$618
Lot SqFt	8,942	8,424	8,400
Lot Desc			
Basement	None	None	None
Zoning			
Sold Price			
Sold Date			

Remarks	Luxury one level in gated Villas with neighborhood pool. Huge island kitchen opens to family room with floor to ceiling windows. Corner lot & 3 car garage in Bixby North Elementary. Expected completion date is October 2018.	Versatile 1.5 Story - 3 Beds Down + Flex/Study; Lg Game & 1/2 Bath Up. Open Island Kitchen, Vaulted/Beamed Family Room. Mud Bench, Master Suite w/GIANT CLOSET. HERS Energy pkg. TRANE 16 SEER A/C, 95%H/A, BIB Walls. Roof Decking. Lg Vaulted Cvd Patio.	MOVE IN READY! 1 level Daventry Plan 3/2/3 + study. Split master suite, kids beds share a pullman bath. Finishes- Brick & Stone Exterior Exotic Granite Hand-scraped Hardwoods Custom Cabinetry ORB Fixtures & Lighting Fixtures Energy Efficient & more.
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NO PHOTO AVAILABLE

	<u>Details</u>	<u>Details</u>	<u>Details</u>
MLS#	17727 E 43rd 1820878	1510 E Roanoke 1816972	916 E Shreveport 1832686
List Price	\$292,900	\$294,597	\$296,900
List Date	06/06/2018	05/08/2018	08/31/2018
Status	Active	Active	Active
Property Type	Residential	Residential	Residential
Sub Type	House	House	House
DOM	93	122	7
Subdivision	Huntington Park	Seven Oaks South II	The Oaks at Indian Springs
Year Built	2018	2018	2018
Sqft	2,300	2,619	2,403
Beds	3	4	4
Total Baths	2/1	2/1	2/0
Style	Contemporary	Contemporary	Ranch
School District	Broken Arrow - Sch Dist (3)	Broken Arrow - Sch Dist (3)	Broken Arrow - Sch Dist (3)
# Stories	1	2	1
Heat Fuel	Gas	Gas	Gas
Water	City	Rural	City
Water Wst Dis	City	Aerobic	City
Amenities	Other	Clubroom, Pool Available, Other	None
Dist to Lks/Rvrs			
Lakes/Rivers			
Parking			
Garage	Attached	Attached, Elec Overhead Door	Attached
\$/SqFt	\$127.35	\$112.48	\$123.55
Tax	\$100	\$300	\$599
Lot SqFt	7,475	7,978	11,200
Lot Desc			
Basement	None	None	
Zoning			
Sold Price			
Sold Date			

Remarks	<p>This new home has many exciting features that include a tile shower and freestanding bath in the master. The kitchen features a large island and a view of the vaulted back patio. The mud room really stands out. This is a home you won't want to miss.</p>	<p>VERY DESIRABLE NEIGHBORHOOD, MATURE TREES. HUGE COVERED PORCH AND PATIO. ISLAND IN KITCHEN. EXCLUSIVE GRANITE COUNTER TOPS THROUGHOUT. FLOOR TO CEILING STONE FIREPLACE. TILED SHOWER IN MASTER. SEASONAL MASTER</p>
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	<u>Details</u>	<u>Details</u>	<u>Details</u>
MLS#	12431 S 75th 1819512	10326 S 219th 1826659	10283 S 218th 1821986
List Price	\$299,000	\$299,000	\$299,000
List Date	05/25/2018	07/18/2018	06/13/2018
Status	Active	Active	Active
Property Type	Residential	Residential	Residential
Sub Type	House	House	House
DOM	105	51	86
Subdivision	Quail Creek Villas of Bixby	Charleston Country Estates	Charleston Country Estates
Year Built	2018	2018	2018
Sqft	2,200	2,240	2,240
Beds	3	4	4
Total Baths	2/1	2/0	2/0
Style	Ranch	Other	Craftsman
School District	Bixby - Sch Dist (4)	Broken Arrow - Sch Dist (3)	Broken Arrow - Sch Dist (3)
# Stories	1	1	1
Heat Fuel	Gas	Gas	Gas
Water	City	Rural	Rural
Water Wst Dis	City	Aerobic	Aerobic
Amenities	Gated Access	None	None
Dist to Lks/Rvrs			
Lakes/Rivers			
Parking			
Garage	Attached, Elec Overhead Door	Attached	Attached
\$/SqFt	\$135.91	\$133.48	\$133.48
Tax	\$0	\$0	\$0
Lot SqFt	6,721	32,670	32,670
Lot Desc			
Basement	None	None	None
Zoning			
Sold Price			
Sold Date			

Remarks			
	One Level in gated Quail Creek Villas of Bixby. Oversized kitchen, family room and breakfast room. Front flex room could be study, formal living or dining. Full guttering, 95% furnace, 16seer ac & low E argon windows.	Quiet living on a larger lot yet close to shop/restaurants in BA. Beautiful new home with all the extra's Large kitchen w 3 cm granite, large pantry, beautiful butler pantry, office, split BR's, king size master BR, large master closet open to laundry.	Quiet living on a larger lot yet close to shop/restaurants in BA. Beautiful new home with all the extra's. Large kitchen w 3 cm granite, large pantry, beautiful butler pantry, office, split BR's, king size master BR, large master closet open to laundry.

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MLS#	515 N Date 1822362	1420 E Quantico 1818333	13016 S 5th 1832446
List Price	\$299,500	\$299,500	\$299,900
List Date	06/15/2018	05/17/2018	08/29/2018
Status	Active	Active	Active
Property Type	Residential	Residential	Residential
Sub Type	House	House	House
DOM	84	113	9
Subdivision	Broken Arrow OT	Seven Oaks South	Birmingham at Yorktown
Year Built	2018	2018	2018
Sqft	2,200	2,897	2,200
Beds	4	4	3
Total Baths	3/0	3/0	2/0
Style	Other	Other	Other
School District	Broken Arrow - Sch Dist (3)	Broken Arrow - Sch Dist (3)	Bixby - Sch Dist (4)
# Stories	2	2	1
Heat Fuel	Gas	Gas	Gas
Water	City	City	City
Water Wst Dis	City	City	City
Amenities		Pool Available	Clubroom, Park, Pool Available, Trails
Dist to Lks/Rvrs			
Lakes/Rivers			
Parking			
Garage	Attached, Elec Overhead Door	Attached, Elec Overhead Door	Attached, Elec Overhead Door
\$/SqFt	\$136.14	\$103.38	\$136.32
Tax	\$0	\$681	\$126
Lot SqFt	10,500	8,866	7,200
Lot Desc			
Basement		None	None
Zoning			
Sold Price			
Sold Date			

Remarks	Rose Dist, Open Design Concept w/Lg Kitch, Beamed Fam Rm, Wet Bar, Upgraded Trim Thruout, Ship Lap Siding On Int Walls, Lg Backyd, Low Maint Hardie Plank Siding. Overszd 2 Car Gar, 6' Priv Fence, 2 HVAC Units. \$8500 in upgrades include 6' priv fence/blinds	Impressive layout with gorgeous finishes. Chef's kitchen with large island, Two Dining areas, Study, Luxury Master with boutique closet. Game-room. Extensive wood flooring, covered porch and patio, sprinkler & security sys., insulated garage. Corner lot.	The HOFFMAN. Stylish living in one of Tulsa's finest neighborhoods. Close to everything. Amenities found at a higher price point. Granite, TOP CHEF-worthy kitchen, vaulted ceilings, exposed beams, natural stone, spa tub & massive master closet. MUST SEE.
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	13013 S 5th	13004 S 5th	4321 S 178th
MLS#	1832443	1827772	1831675
List Price	\$299,900	\$299,900	\$299,900
List Date	08/29/2018	07/25/2018	08/24/2018
Status	Active	Active	Active
Property Type	Residential	Residential	Residential
Sub Type	House	House	House
DOM	9	44	14
Subdivision	Birmingham at Yorktown	Birmingham at Yorktown	Huntington Park
Year Built	2018	2018	2018
Sqft	2,200	2,200	0
Beds	3	3	3
Total Baths	2/0	2/0	2/1
Style	Other	Other	Country French
School District	Bixby - Sch Dist (4)	Bixby - Sch Dist (4)	Broken Arrow - Sch Dist (3)
# Stories	1	1	1
Heat Fuel	Gas	Gas	Gas
Water	City	City	City
Water Wst Dis	City	City	City
Amenities	Clubroom, Park, Pool Available, Trails	Clubroom, Park, Pool Available, Trails	Pool Available
Dist to Lks/Rvrs			
Lakes/Rivers			
Parking			
Garage	Attached, Elec Overhead Door	Attached, Elec Overhead Door	Attached
\$/SqFt	\$136.32	\$136.32	
Tax	\$126	\$126	\$0
Lot SqFt	7,200	7,200	7,475
Lot Desc			
Basement	None	None	None
Zoning			
Sold Price			
Sold Date			

Remarks	The HOFFMAN. Stylish living in one of Tulsa's finest neighborhoods. Close to everything. Amenities found at a higher price point. Granite, TOP CHEF-worthy kitchen, vaulted ceilings, exposed beams, natural stone, spa tub & massive master closet. MUST SEE.	The HOFFMAN. Stylish living in one of Tulsa's finest neighborhoods. Close to everything. Amenities found at a higher price point. Granite, TOP CHEF-worthy kitchen, vaulted ceilings, exposed beams, natural stone, spa tub & massive master closet. MUST SEE.	Open concept w/vaulted ceilings, HUGE Island Kit w/loads of cabinets, walk-in panty. Mstr w/lrg closet connects to utility, extensive wood flrs, Private powder bath, mud bench. HERS energy pkg. TRANE 95%,16seer A/C, BIB walls, roof decking.R-38 attic
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MLS#	2414 S 16th 1813724	11730 S Redbud 1830842	26776 E 79th 1821034
List Price	\$299,900	\$299,900	\$299,950
List Date	04/20/2018	08/17/2018	06/06/2018
Status	Active	Active	Active
Property Type	Residential	Residential	Residential
Sub Type	House	House	House
DOM	140	21	93
Subdivision	Washington Lane VI	Elwood Park	Kensington Ridge
Year Built	2018	2018	2018
Sqft	0	2,349	2,400
Beds	3	3	4
Total Baths	2/1	2/0	2/1
Style	Other	Contemporary	Other
School District	Broken Arrow - Sch Dist (3)	Jenks - Sch Dist (5)	Broken Arrow - Sch Dist (3)
# Stories	2	1	1
Heat Fuel	Gas	Gas	Gas
Water	City	City	Rural
Water Wst Dis	City	City	Aerobic
Amenities	Park, Trails	Park	Park, Trails, Other
Dist to Lks/Rvrs			
Lakes/Rivers			
Parking			
Garage	Attached	Attached, Elec Overhead Door	Attached
\$/SqFt		\$127.67	\$124.98
Tax	\$41	\$300	\$10
Lot SqFt	10,420	7,800	25,266
Lot Desc			
Basement	None	None	None
Zoning			
Sold Price			
Sold Date			

Remarks			
	New construction. Ask about Paid Closing Costs! 3 beds, 2.5 bath, flex room, game room w/closet and 3 car garage. Extensive wood flooring, trim work and 3 cm granite. Gourmet Kitchen looks into family room. Lg covered patio looks into spacious back yard.	New construction. Very large Breakfast Nook is almost another living room, making Kitchen/Great Room area wide open and great for entertaining and living. Cathedral ceiling in front bedroom. Very large walk-in pantry. Split his/her closet in master suite.	Ever have expensive house repairs. Have peace of mind with a new home warranty. This home has a 2 year warranty. Long list of happy customers will be provided. Lots of room on this 1/2 acre lot. (Listing broker is related to seller).

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