

3-Up Comparison

Prepared By: Gilda Krantz-Smith

Listings as of 09/07/18 at 3:02 am



	<u>Details</u>	<u>Details</u>	<u>Details</u>
MLS#	921 E Shreveport 1832689	1504 E Roanoke 1832933	4100 W Van Buren 1832690
List Price	\$303,900	\$305,299	\$309,000
List Date	08/31/2018	09/05/2018	08/31/2018
Status	Active	Active	Active
Property Type	Residential	Residential	Residential
Sub Type	House	House	House
DOM	7	2	7
Subdivision	The Oaks at Indian Springs	Seven Oaks South	Shadow Trails
Year Built	2018	2018	2018
Sqft	2,422	2,595	0
Beds	4	4	3
Total Baths	2/0	3/0	2/1
Style	Ranch	Contemporary	Country French
School District	Broken Arrow - Sch Dist (3)	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	None	Pool Available, Trails, Other	Gated Access, Pool Available
Dist to Lks/Rvrs			
Lakes/Rivers			
Parking			
Garage	Attached	Attached, Elec Overhead Door	Attached, Elec Overhead Door
\$/SqFt	\$125.47	\$117.65	
Tax	\$599	\$300	\$0
Lot SqFt	11,200	9,208	8,450
Lot Desc			
Basement		None	None
Zoning			
Sold Price			
Sold Date			

Remarks	VERY DESIRABLE NEIGHBORHOOD, ISLAND IN KITCHEN. EXCLUSIVE GRANITE COUNTER TOPS THROUGHOUT. HUGE COVERED PORCH AND PATIO. FLOOR TO CEILING STONE FIREPLACE. TILED SHOWER IN MASTER. SEASONAL MASTER	New construction entered for statistical purposes. Home sold at time of listing.	New Construction, 1 level still time to pick finishes! Oversized kitchen and breakfast room. Split Plan. Vaulted flex room. Large laundry w/ built in lockers. Full guttering. 95% furnace, 16 seer AC & Low E Argon windows.
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	Details	Details	Details
MLS#	2409 E 140th 1820027	10325 S 218th 1825676	10215 S 218th 1821965
List Price	\$309,000	\$309,000	\$309,000
List Date	05/31/2018	07/11/2018	06/13/2018
Status	Active	Active	Active
Property Type	Residential	Residential	Residential
Sub Type	House	House	House
DOM	99	58	86
Subdivision	Dutchers Crossing II	Charleston Country Estates	Charleston Country Estates
Year Built	2018	2018	2018
Sqft	2,400	2,285	2,285
Beds	3	4	4
Total Baths	2/1	2/0	2/0
Style	Other	Craftsman	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	Clubroom, Park, Pool Available, Trails, I	None	None
Dist to Lks/Rvrs			
Lakes/Rivers			
Parking			
Garage	Attached, Elec Overhead Door	Attached	Attached
\$/SqFt	\$128.75	\$135.23	\$135.23
Tax	\$0	\$0	\$0
Lot SqFt	7,800	32,670	32,670
Lot Desc			
Basement		None	None
Zoning			
Sold Price			
Sold Date			

Remarks			
	Hard to find ONE-LEVEL home under construction by Cozort Homes! High-end, designer finishes. Split bedroom floor plan. Stacked stone fireplace flanked by built-ins, vaulted & beamed great room. Garage entry drop zone. Utility open to master closet.	Gorgeous new construction in Broken Arrow, w open floor plan, split br, walk-in closets in BR's, king size master w custom walk-in closet, marble soaking tub/tiled cave shower, Large lot- Conveniently located close to shopping/restaurants.	Gorgeous new home featured in 2018 Parade of Homes, w/ open floor, split br, walk-in closets in a BR's, king size master w/ custom walk-in closet, marble soaking tub/tiled cave shower. Must See!! Conveniently located close to shopping/restaurants.

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MLS#	4519 S 177th 1823700	3725 S Elder 1826727	22446 E 115th 1818767
List Price	\$310,900	\$310,926	\$311,434
List Date	06/27/2018	07/19/2018	05/21/2018
Status	Active	Active	Active
Property Type	Residential	Residential	Residential
Sub Type	House	House	House
DOM	72	50	109
Subdivision	Huntington Park	The Village at Southern Trails	Remington Trails
Year Built	2018	2018	2018
Sqft	2,783	2,700	2,595
Beds	4	4	4
Total Baths	3/0	3/0	3/0
Style	Country French	Contemporary	Contemporary
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	Rural
Water Wst Dis	City	City	Aerobic
Amenities	Pool Available	Park, Pool Available, Other	None
Dist to Lks/Rvrs			
Lakes/Rivers			
Parking			
Garage	Attached	Attached, Elec Overhead Door	Attached, Elec Overhead Door
\$/SqFt	\$111.71	\$115.16	\$120.01
Tax	\$0	\$300	\$300
Lot SqFt	8,625	8,124	24,085
Lot Desc			
Basement	None	None	None
Zoning			
Sold Price			
Sold Date			

Remarks			
	New Plymouth fl plan w/4beds(3down 1up) 3 full BA, 3car, study/flex, lrg game rm over garage,Open Island Kit, vaulted/beam fam rm. back cvrd patio. Mstr w/GIANT CLOSET connects to utility, mud bench.HERS energy pkg. TRANE 95%,16SEER A/C. Custom wd flrs	New construction home with incredible 2 year/10 year warranty. Wonderful kitchen with granite counters and island, large walk-in pantry, built-in stainless appliances. Cathedral ceiling in Kitchen, Nook, and Dining Room. Must see award winning home plan.	New construction home with excellent warranty of 2 yr/10 yr! Home to be completed around end of June. Lots of hardwood flooring. Vaulted ceiling in Kitchen and Nook with wood beams. Cathedral ceiling in Study. Granite counters in KT. Wonderful floor plan!

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MLS#	6511 S Palm 1832480	7381 E 125th 1825763	13005 S 2nd 1808537
List Price	\$314,900	\$315,129	\$316,500
List Date	08/30/2018	07/12/2018	03/09/2018
Status	Active	Active	Active
Property Type	Residential	Residential	Residential
Sub Type	House	House	House
DOM	8	57	182
Subdivision	Shadow Trails	Quail Creek of Bixby	Birmingham at Yorktown
Year Built	2018	2018	2018
Sqft	2,606	2,186	2,386
Beds	3	3	3
Total Baths	2/1	2/0	2/0
Style	Craftsman	Contemporary	Bungalow
School District	Bixby - Sch Dist (4)	Bixby - Sch Dist (4)	Bixby - Sch Dist (4)
# Stories	2	1	1
Heat Fuel	Gas	Gas	Gas
Water	City	City	City
Water Wst Dis	City	City	City
Amenities	Pool Available, Trails	Park, Pool Available	Park, Pool Available
Dist to Lks/Rvrs			
Lakes/Rivers			
Parking			
Garage	Attached	Attached, Elec Overhead Door, Other	Attached, Elec Overhead Door
\$/SqFt	\$120.84	\$144.16	\$132.65
Tax	\$2	\$300	\$1,005
Lot SqFt	8,753	8,610	9,000
Lot Desc			
Basement	None	None	None
Zoning			
Sold Price			
Sold Date			

Remarks	Backs to greenbelt! Gorgeous view off your covered patio, quiet & serene. Spacious one-level plan with bonus room up and half bath up. Neighborhood pool, pond & trails. Completion date Oct ;18	New construction home. Amazing master suite w/sitting area, wonderful master bath with separate vanities. Cathedral ceiling in Dining Rm. Beautiful hardwoods. Built in stainless appliances. Granite counters & island in KT. 2yr/10yr warranty! Must see plan	Sterling Homes/ Ashbourne Plan. Large open single story. 3/2/3 + Office. Master suite features oversized closet that opens to the laundry room. Mud room located off the garage entry door. A well-appointed home must see this one! Neighborhood Pool & Park
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MLS#	12576 S 66th 1821277	4513 S 177th 1831815	1905 W 117th 1808759
List Price	\$316,900	\$319,000	\$319,023
List Date	06/08/2018	08/24/2018	03/12/2018
Status	Active	Active	Active
Property Type	Residential	Residential	Residential
Sub Type	House	House	House
DOM	91	14	179
Subdivision	Seven Lakes II	Huntington Park	Elwood Park
Year Built	2018	2018	2018
Sqft	2,380	2,867	2,595
Beds	3	5	3
Total Baths	2/1	4/0	3/0
Style	Country French	Other	Contemporary
School District	Bixby - Sch Dist (4)	Broken Arrow - Sch Dist (3)	Jenks - Sch Dist (5)
# Stories	1	2	2
Heat Fuel	Gas	Gas	Gas
Water	City	City	Rural
Water Wst Dis	City	City	City
Amenities	Pool Available, Trails	Pool Available	Park, Pool Available
Dist to Lks/Rvrs			
Lakes/Rivers			
Parking			
Garage	Attached, Elec Overhead Door	Attached	Attached, Elec Overhead Door
\$/SqFt	\$133.15	\$111.27	\$122.94
Tax	\$352	\$0	\$300
Lot SqFt	7,800	7,475	7,800
Lot Desc			
Basement	None	None	None
Zoning			
Sold Price			
Sold Date			

Remarks	New Spacious plan w/3beds (split), Island Kitchen w/huge pantry opens to lrg family rm w/built-ins (lower cabs w/floating shelves) cvrd back patio, perfect for outdr entertaining. Study incl tall wainscotting, Lux Mstr w/huge BA & closet, hardwoods,HERS	Location, location, location! Beautiful NEW construction featuring 5 bdrms (2dwn) & 4 full bath in BA School District. Beautiful hardwoods, SS appliances, tons of storage, open plan. Must See! **Neighborhood is located off Lynn Lane between 41st & 51st.	New construction. Photos once home is completed. Beautiful kitchen w/granite, vaulted ceiling, 42" cabinets, stainless appliances and more. Vaulted ceiling Breakfast Nook. Open floor plan with stone fireplace. Sprinkler system, and much more!
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MLS#	122 W 130th 1823343	6614 S Willow 1816361	6609 S Palm 1832603
List Price	\$319,900	\$319,900	\$324,900
List Date	06/22/2018	05/03/2018	08/30/2018
Status	Active	Active	Active
Property Type	Residential	Residential	Residential
Sub Type	House	House	House
DOM	75	127	8
Subdivision	Manchester at Yorktown	Shadow Trails	Shadow Trails
Year Built	2018	2018	2018
Sqft	2,893	2,492	2,379
Beds	4	3	3
Total Baths	3/0	2/1	2/0
Style	Other	Country French	Craftsman
School District	Bixby - Sch Dist (4)	Bixby - Sch Dist (4)	Bixby - Sch Dist (4)
# Stories	2	1	1
Heat Fuel	Gas/Electric	Gas	Gas
Water	City	City	City
Water Wst Dis	City	City	City
Amenities	Park, Pool Available, Trails, Other	Pool Available	Pool Available, Trails
Dist to Lks/Rvrs			
Lakes/Rivers			
Parking			
Garage	Attached, Elec Overhead Door, Storage	Attached, Elec Overhead Door	Attached
\$/SqFt	\$110.58	\$128.37	\$136.57
Tax	\$598	\$0	\$2
Lot SqFt	8,705	8,450	10,961
Lot Desc			
Basement	None	None	None
Zoning			
Sold Price			
Sold Date			

Remarks	Sellers sad to relocate! Can't build for this price! Quartz counters, dbl ovens, custom lighting! 4 bed, 3 full baths, spacious master bed & closet! 3 beds down! Bonus room & large 4th bed up. 3 car garage. Neighborhood pool,park,splash pad,sidewalks,etc!	MOVE-IN READY; EH SIGNATURE;Williams 1 S Plan. 3/2.5/3+Study. Luxurious Finishes Incl Hand-Scraped Hardwood Floors, Natural Stone Countertops, Spray Foam Insulation, 16 SEER AC, 95% Efficient Furnace & More!	One Level Living that backs to Green Space! 3 bedrooms + Study and Spacious Flex Room. Master Closet Connects to Laundry Room. Family Safe Room. Cul-de-sac lot close to Neighborhood Pool, pond and Trails. Est Completion Sept 2018.
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	Details	Details	Details
MLS#	6618 S Willow 1817935	1905 E 132nd 1824840	13719 S 28th 1823030
List Price	\$324,900	\$325,000	\$325,000
List Date	05/15/2018	07/05/2018	06/20/2018
Status	Active	Active	Active
Property Type	Residential	Residential	Residential
Sub Type	House	House	House
DOM	115	64	79
Subdivision	Shadow Trails	Providence Hills	The Reserve at Dutchers Crossing
Year Built	2018	2018	2018
Sqft	2,612	3,141	2,410
Beds	4	4	4
Total Baths	2/1	3/1	2/0
Style	Country French	Other	Other
School District	Bixby - Sch Dist (4)	Bixby - Sch Dist (4)	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	Clubroom, Park, Pool Available, Trails, (Park, Pool Available, Trails, Other
Dist to Lks/Rvrs			
Lakes/Rivers			
Parking			
Garage	Attached, Elec Overhead Door	Attached, Elec Overhead Door, Shelves	Attached, Elec Overhead Door
\$/SqFt	\$124.39	\$103.47	\$134.85
Tax	\$0	\$0	\$0
Lot SqFt	8,450	19,042	10,447
Lot Desc			
Basement	None	None	
Zoning			
Sold Price			
Sold Date			

Remarks			
	MOVE-IN READY; EH TRANSITIONAL; 2536 Plan. 4/2.5/3+Study. Luxurious Finishes Incl White Oak Wood Floors, Natural Stone Countertops, Spray Foam Insulation, 16 SEER AC, 95% Efficient Furnace, & More!	PREMIUM LOT! Nearly 1/2 ACRE, GREENBELT, POND VIEW, CULDESAC! 3.5 Car Garage w/pull thru 3rd Bay. 3 Beds down + Office + Formal Dining. Gameroom, Bedroom & Full Bath up. Area Pool, Park, Pond, Splashpad & Clubhouse. Sellers will pay \$3,000 closing costs!	RARE SINGLE STORY urban farmhouse home on a GREENBELT lot! Open concept living, drop zone, fourth bedroom could be used as a study. Huge master suite! Quality craftsmanship, designer finishes. *UNDER CONSTRUCTION*

**Details**

10282 S 219th

1823189

MLS#	1823189
List Price	\$325,000
List Date	06/21/2018
Status	Active
Property Type	Residential
Sub Type	House
DOM	78
Subdivision	Charleston Country Estates
Year Built	2018
Sqft	2,400
Beds	3
Total Baths	3/0
Style	Other
School District	Broken Arrow - Sch Dist (3)
# Stories	2
Heat Fuel	Gas
Water	Rural
Water Wst Dis	Aerobic
Amenities	None
Dist to Lks/Rvrs	
Lakes/Rivers	
Parking	
Garage	Attached
\$/SqFt	\$135.42
Tax	\$0
Lot SqFt	32,670
Lot Desc	
Basement	None
Zoning	
Sold Price	
Sold Date	

Remarks New construction in BA subdivision.
 Master plus 2 BR's down, Bath and a huge Bonus Room up.
 King sz master BR w his/hers closets, bath w tiled shower, marble soaking tub, all under mounted sinks.
 Open Kit/LR, Lg Pantry, Office, Lg Cov Patio.