

3-Up Comparison

Prepared By: Gilda Krantz-Smith

Listings as of 09/07/18 at 3:04 am



	Details	Details	Details
MLS#	1905 E 132nd 1824840	13719 S 28th 1823030	10282 S 219th 1823189
List Price	\$325,000	\$325,000	\$325,000
List Date	07/05/2018	06/20/2018	06/21/2018
Status	Active	Active	Active
Property Type	Residential	Residential	Residential
Sub Type	House	House	House
DOM	64	79	78
Subdivision	Providence Hills	The Reserve at Dutchers Crossing	Charleston Country Estates
Year Built	2018	2018	2018
Sqft	3,141	2,410	2,400
Beds	4	4	3
Total Baths	3/1	2/0	3/0
Style	Other	Other	Other
School District	Bixby - Sch Dist (4)	Bixby - Sch Dist (4)	Broken Arrow - Sch Dist (3)
# Stories	2	1	2
Heat Fuel	Gas	Gas	Gas
Water	City	City	Rural
Water Wst Dis	City	City	Aerobic
Amenities	Clubroom, Park, Pool Available, Trails, I	Park, Pool Available, Trails, Other	None
Dist to Lks/Rvrs			
Lakes/Rivers			
Parking			
Garage	Attached, Elec Overhead Door, Shelves	Attached, Elec Overhead Door	Attached
\$/SqFt	\$103.47	\$134.85	\$135.42
Tax	\$0	\$0	\$0
Lot SqFt	19,042	10,447	32,670
Lot Desc			
Basement	None		None
Zoning			
Sold Price			
Sold Date			

Remarks	<p>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!</p>	<p>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*</p>	<p>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.</p>
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	3009 W Edgewater	12809 S Birch	10496 S 220th
MLS#	1829445	1825732	1822795
List Price	\$327,916	\$329,900	\$339,000
List Date	08/07/2018	07/11/2018	06/19/2018
Status	Active	Active	Active
Property Type	Residential	Residential	Residential
Sub Type	House	House	House
DOM	31	58	80
Subdivision	Rushbrooke North	Birmingham at Yorktown	Charleston Country Estates
Year Built	2018	2018	2018
Sqft	2,605	2,400	2,395
Beds	4	3	4
Total Baths	3/1	2/0	2/1
Style	Contemporary	Bungalow	Other
School District	Broken Arrow - Sch Dist (3)	Bixby - Sch Dist (4)	Broken Arrow - Sch Dist (3)
# Stories	2	1	1
Heat Fuel	Gas	Gas	Gas
Water	City	City	City
Water Wst Dis	City	City	City
Amenities	Pool Available	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	\$125.88	\$137.46	\$141.54
Tax	\$300	\$847	\$0
Lot SqFt	8,617	9,153	0
Lot Desc			
Basement	None	None	
Zoning			
Sold Price			
Sold Date			

Remarks			
	New construction. Excellent open floorplan with large Kitchen/Nook/Great Room areas. Built-in stainless appliances. Granite counters in a beautiful kitchen. Large walk-in pantry. 9'-12' ceilings throughout lower level! Formal Study & 2nd level Game Room.	Silvercrest Homes - Stratton Plan. Large spacious kitchen opens to living. 3/2/3 + Office/or Formal Dining. Split bedroom plan. * Photos are representation photos only** Home is currently under construction. Hurry now to make your selections	*UNDER CONSTRUCTION* Single-Story Carrington urban farmhouse plan by Cozort Custom Homes. Quality craftsmanship, high-end design. This plan features four bedrooms, fourth bedroom could be used as a study. Open concept, drop zone, large master suite!

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	13911 S 28th	6750 E 119th	6613 S Chestnut
MLS#	1830982	1827262	1825602
List Price	\$342,000	\$342,925	\$345,286
List Date	08/17/2018	07/23/2018	07/11/2018
Status	Active	Active	Active
Property Type	Residential	Residential	Residential
Sub Type	House	House	House
DOM	21	46	58
Subdivision	Dutchers Crossing II	Somerset	Spring Creek of Broken Arrow
Year Built	2018	2018	2018
Sqft	2,950	2,354	2,946
Beds	4	3	4
Total Baths	3/0	2/0	3/0
Style	Other	Contemporary	Contemporary
School District	Bixby - Sch Dist (4)	Bixby - Sch Dist (4)	Broken Arrow - Sch Dist (3)
# Stories	2	1	2
Heat Fuel	Gas	Gas	Gas
Water	City	City	City
Water Wst Dis	City	City	City
Amenities	Clubroom, Park, Pool Available, Trails	None	Pool Available
Dist to Lks/Rvrs			
Lakes/Rivers			
Parking			
Garage	Attached, Elec Overhead Door	Attached, Elec Overhead Door	Attached
\$/SqFt	\$115.93	\$145.68	\$117.21
Tax	\$54	\$300	\$300
Lot SqFt	8,167	8,990	10,014
Lot Desc			
Basement	None	None	None
Zoning			
Sold Price			
Sold Date			

Remarks			
	Transitional modern farmhouse with rustic touches and neutral colors. Greenbelt lot! Quality craftsmanship, high-end design. Coffered master ceiling, shaker cabinets, stacked stone fireplace flanked by open shelving, metal awnings. Gorgeous finishes!!	New construction from Tulsa's #1 builder w/large covered patio and porch, high ceilings throughout, vaulted ceiling in front bedroom, huge walk-in pantry, wonderful master suite w/very large split walk-in closet, granite counters/island in KT. Must see!	New construction. Excellent plan w/vaulted ceiling in Breakfast Nook and Kitchen. Laundry Room w/window feels open and not like a closet. Incredible Master Suite w/oversized shower & large walk-in closet, sitting area in Master Bed. Large covered patio.

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	11443 S Ash	3921 W Winston	3900 W Van Buren
MLS#	1830646	1832524	1832513
List Price	\$347,900	\$349,000	\$349,000
List Date	08/15/2018	08/30/2018	08/30/2018
Status	Active	Active	Active
Property Type	Residential	Residential	Residential
Sub Type	House	House	House
DOM	23	8	8
Subdivision	Elm Ridge	Shadow Trails	Shadow Trails
Year Built	2018	2018	2018
Sqft	2,499	2,251	0
Beds	4	4	4
Total Baths	3/0	2/1	2/1
Style	Country French	Craftsman	Craftsman
School District	Jenks - Sch Dist (5)	Bixby - Sch Dist (4)	Bixby - Sch Dist (4)
# Stories	1	1	1
Heat Fuel	Gas	Gas	Gas
Water	City	City	City
Water Wst Dis	City	City	City
Amenities	Gated Access, Park	Pool Available	Pool Available, Trails
Dist to Lks/Rvrs			
Lakes/Rivers			
Parking			
Garage	Attached, Elec Overhead Door	Attached	Attached
\$/SqFt	\$139.22	\$155.04	
Tax	\$0	\$0	\$2
Lot SqFt	7,200	10,780	12,043
Lot Desc			
Basement	None	None	None
Zoning			
Sold Price			
Sold Date			

Remarks	NEW CONSTRUCTION; EH SIGNATURE; 2426 Plan.4/3/3 + Study. Luxurious Finishes Incl Hand-Scraped Hardwood Floors, Natural Stone Countertops, Spray Foam Insulation, 16 SEER AC, 95% Efficient Furnace & More! Time to Make Selections. EST Completion	Luxurious One Level Home with a POND VIEW! Study Could be 4th Bedroom. Huge Covered Patio with Cathedral Ceiling. Stairway in Garage leads to Ample Attic Storage. Neighborhood Pool, Pool and Trails.	Pond View on a Large Corner Lot. One Level Luxury 4 Beds or 3 Beds + Study. Neighborhood Pool, Pond and Walking Trails. Est Completion Oct 2018. Pick colors and move in before the Holidays.
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MLS#	13006 S 5th 1826910	11940 S 68th 1817218	12208 S Darlington 1817199
List Price	\$349,500	\$350,000	\$350,000
List Date	07/19/2018	05/09/2018	05/09/2018
Status	Active	Active	Active
Property Type	Residential	Residential	Residential
Sub Type	House	House	House
DOM	50	121	121
Subdivision	Yorktown	Somerset	The Estates at the River
Year Built	2018	2018	2018
Sqft	2,647	0	0
Beds	4	3	3
Total Baths	2/1	3/0	2/1
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/Electric	Gas/Electric
Water	City	City	City
Water Wst Dis	City	City	City
Amenities	Park, Pool Available, Trails	Gated Access	None
Dist to Lks/Rvrs			
Lakes/Rivers			
Parking			
Garage	Attached, Elec Overhead Door	Attached, Car Entry - Side	Attached, Elec Overhead Door, Shelves
\$/SqFt	\$132.04		
Tax	\$0	\$1,120	\$1,216
Lot SqFt	8,400	9,116	10,523
Lot Desc			
Basement	None	None	None
Zoning			
Sold Price			
Sold Date			

Remarks			
	NEW CONSTRUCTION; EH TRANSITIONAL; Green Plan. 4/2.5/3+Study. Luxury Finishes incl White Oak Wood Floors, Nat Stone Counter tops, Spray Foam Insulation, 16 SEER AC, 95% Efficient Furnace & More! Time to Make Selections. EST Completion 11/19	Gorgeous home w/ side entry garages; many extras; fireplace w/ shiplap surround; rollout lower cabinet shelves & kitchen soft-close doors, butler's pantry; separate dining; game room w/ full bath up; gated community. Listing Agent has ownership interest.	Distinctive farmhouse style; grand entrance w/ barn door accent into study; vaulted ceilings w/ wooden beams in open family room gourmet kitchen add to farmhouse feel; Lg master closet w/pass-thru to utilities & mudroom. List Agent has ownership interest

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