

3-Up Comparison

Prepared By: Gilda Krantz-Smith

Listings as of 09/07/18 at 3:06 am



	Details	Details	Details
MLS#	11940 S 68th 1817218	12208 S Darlington 1817199	917 S Kalanchoe 1816260
List Price	\$350,000	\$350,000	\$354,174
List Date	05/09/2018	05/09/2018	05/03/2018
Status	Active	Active	Active
Property Type	Residential	Residential	Residential
Sub Type	House	House	House
DOM	121	121	127
Subdivision	Somerset	The Estates at the River	Millicent Pond
Year Built	2018	2018	2018
Sqft	0	0	2,805
Beds	3	3	4
Total Baths	3/0	2/1	3/1
Style	Other	Other	Contemporary
School District	Bixby - Sch Dist (4)	Bixby - Sch Dist (4)	Union - Sch Dist (9)
# Stories	2	1	2
Heat Fuel	Gas/Electric	Gas/Electric	Gas
Water	City	City	City
Water Wst Dis	City	City	City
Amenities	Gated Access	None	Park, Other
Dist to Lks/Rvrs			
Lakes/Rivers			
Parking			
Garage	Attached, Car Entry - Side	Attached, Elec Overhead Door, Shelves	Attached, Car Entry - Side, Elec Overhe
\$/SqFt			\$126.27
Tax	\$1,120	\$1,216	\$300
Lot SqFt	9,116	10,523	8,910
Lot Desc			
Basement	None	None	None
Zoning			
Sold Price			
Sold Date			

Remarks			
	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	New construction home. Incredible floor plan with vaulted ceilings in Study & Nook. Wood beams in Master bed. 3+ car garage w/side front entry. Huge list of included features. 2 yr/10 yr warranty! Quartz counters in KT. Built-in appliances & much more!

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MLS#	5410 E 121st 1823683	2605 E 137th 1823816	10257 S 218th 1821983
List Price	\$354,500	\$359,000	\$359,000
List Date	06/26/2018	06/27/2018	06/13/2018
Status	Active	Active	Active
Property Type	Residential	Residential	Residential
Sub Type	House	House	House
DOM	73	72	86
Subdivision	The Estates at the River	The Reserve at Dutchers Crossing	Charleston Country Estates
Year Built	2018	2018	2018
Sqft	2,605	3,100	2,640
Beds	3	4	4
Total Baths	2/1	3/1	3/0
Style	Country French	Other	Craftsman
School District	Bixby - Sch Dist (4)	Bixby - Sch Dist (4)	Broken Arrow - Sch Dist (3)
# Stories	1	2	2
Heat Fuel	Gas	Gas	Gas
Water	City	City	Rural
Water Wst Dis	City	City	Aerobic
Amenities	None	Clubroom, Park, Pool Available, Trails, (None
Dist to Lks/Rvrs			
Lakes/Rivers			
Parking			
Garage	Attached, Elec Overhead Door	Attached, Elec Overhead Door	Attached
\$/SqFt	\$136.08	\$115.81	\$135.98
Tax	\$0	\$203	\$0
Lot SqFt	9,100	9,777	23,670
Lot Desc			
Basement	None		None
Zoning			
Sold Price			
Sold Date			

Remarks	NEW CONSTRUCTION; EH SIGNATURE; Williams 1L Plan 3/2.5/3+Study & Wet Bar. Lux Finishes Incl Hand-Scraped Hardwood Floors, Natural Stone Counters, SprayFoam Insulation, 16 SEER AC, 95% Efficient Furnace & More! Time to Make Selections. EST Completion 10/18	Fantastic floorplan, quality craftsmanship and high-end design in the upcoming urban farmhouse from Cozort Homes! Master + second bed down; 2 beds + game up. Drop zone, huge utility room, open concept living, built-ins, shiplap and more!	Too many custom features to list. Master plus 2 BR's down, 1 BR up w Bath and a huge Bonus room also 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
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	2225 W Decatur	912 W 86th	12473 S 73rd
MLS#	1829781	1829560	1818910
List Price	\$359,500	\$360,000	\$363,900
List Date	08/09/2018	08/11/2018	05/22/2018
Status	Active	Active	Active
Property Type	Residential	Residential	Residential
Sub Type	House	House	House
DOM	29	27	108
Subdivision	Aspen Ridge	Winchester Park	Quail Creek of Bixby
Year Built	2018	2018	2018
Sqft	2,841	2,636	0
Beds	4	3	4
Total Baths	2/1	2/1	3/1
Style	Country French	Other	Other
School District	Broken Arrow - Sch Dist (3)	Jenks - Sch Dist (5)	Bixby - Sch Dist (4)
# Stories	1	1	2
Heat Fuel	Gas	Gas/Electric	Gas
Water	City	City	City
Water Wst Dis	City	City	City
Amenities	Park, Trails	None	Pool Available
Dist to Lks/Rvrs			
Lakes/Rivers			
Parking			
Garage	Attached, Elec Overhead Door	Attached	Attached
\$/SqFt	\$126.54	\$136.57	
Tax	\$0	\$0	\$996
Lot SqFt	9,971	8,113	9,520
Lot Desc			
Basement	None	None	None
Zoning			
Sold Price			
Sold Date			

Remarks			
	NEW CONSTRUCTION; EH SIGNATURE; 2758 Plan. 4/2.5/3, Study & Game Room. Luxurious Finishes Incl Hand-Scraped wood Floors, Nat Stone Counter tops, Spray Foam Insulation, 16 SEER AC, 95% Effic Furnace & More! Time to Make Selections. EST Complete 11/19.	This stunning Lee Signature Properties farmhouse style home is loaded with modern amenities! Single story 3/2.5/3 + study + media room! Spray foam insulation, tankless water htr & more. Walk to Tulsa Hills for shopping & dining. Est completion Aug 2018.	New construction. Hickory floors. Second bdrm down w/private bath. Separate study. 2 huge master closets! Large laundry w/sink. Cooks kitchen-Rambo cabinets, Gallery Double ovens/cooktop/Butler's&walk-in pantry. Dining/nook/island. Great for

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	11440 S Ash	4012 W Winston	4009 W Union
MLS#	1832541	1819570	1819566
List Price	\$364,000	\$365,000	\$365,000
List Date	09/05/2018	05/25/2018	05/25/2018
Status	Active	Active	Active
Property Type	Residential	Residential	Residential
Sub Type	House	House	House
DOM	2	105	105
Subdivision	Elm Ridge	Shadow Trails	Shadow Trails
Year Built	2018	2018	2018
Sqft	2,999	3,250	3,150
Beds	4	4	4
Total Baths	3/0	3/0	3/1
Style	Contemporary	Other	Other
School District	Jenks - Sch Dist (5)	Bixby - Sch Dist (4)	Bixby - Sch Dist (4)
# Stories	2	2	2
Heat Fuel	Gas	Gas	Gas
Water	City	City	City
Water Wst Dis	City	City	City
Amenities	Gated Access, Park	Pool Available, Other	Pool Available, Other
Dist to Lks/Rvrs			
Lakes/Rivers			
Parking			
Garage	Attached, Elec Overhead Door	Attached, Elec Overhead Door	Attached, Elec Overhead Door
\$/SqFt	\$121.37	\$112.31	\$115.87
Tax	\$1,025	\$1,034	\$25
Lot SqFt	7,140	8,451	8,451
Lot Desc			
Basement	None	None	None
Zoning			
Sold Price			
Sold Date			

Remarks			
	Oakmont Plan-1 ½ level All beds + study down, game room & full bath up. Distinctive Finishes- White brick & stone exterior exotic granite custom cabinetry wood like flooring security system nest thermostat sprinkler system & energy efficient.	Transitional Home w/open kitchen, Dining &family rm w/Fireplace + built-ins. Hardwoods. Master w/his/her closets. Guest suite down. 2 beds, Pullman bath +oversized game rm up. Full guttering. 95% furnace, 16 seer AC &Low E Argon windows. Time to customize	Light & Bright Transitional Home. SDXL Plan. Kitchen opens to oversized vaulted family room w/adjacent breakfast room. 2nd Bedroom down C/B study. Full guttering. 95% Furnace, 16seer AC and low E Argon windows. Still time to customize.

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MLS#	7391 E 124th 1810042	4101 W Orlando 1830616	11468 S Ash 1824775
List Price	\$365,000	\$367,900	\$369,000
List Date	03/20/2018	08/15/2018	07/05/2018
Status	Active	Active	Active
Property Type	Residential	Residential	Residential
Sub Type	House	House	House
DOM	171	23	64
Subdivision	Quail Creek of Bixby	Southern Trails Estates	Elm Ridge
Year Built	2018	2018	2018
Sqft	3,150	2,783	3,100
Beds	4	3	4
Total Baths	3/1	2/1	3/0
Style	Other	Country French	Contemporary
School District	Bixby - Sch Dist (4)	Broken Arrow - Sch Dist (3)	Jenks - Sch Dist (5)
# Stories	2	1	2
Heat Fuel	Gas	Gas	Gas
Water	City	City	City
Water Wst Dis	City	City	City
Amenities	Pool Available	None	Gated Access, Park
Dist to Lks/Rvrs			
Lakes/Rivers			
Parking			
Garage	Attached, Elec Overhead Door	Attached, Elec Overhead Door	Attached, Elec Overhead Door
\$/SqFt	\$115.87	\$132.20	\$119.03
Tax	\$0	\$0	\$1,047
Lot SqFt	0	11,500	7,256
Lot Desc			
Basement		None	None
Zoning			
Sold Price			
Sold Date			

Remarks	MODEL HOME! SD XL PLAN ON CORNER LOT. 4 BED, 3.5 BATH, GAME ROOM OVER GARAGE 3 CAR, FULL GUTTERING, ENERGY EFFICIENT HOME WITH 95% FURNACES, 16 SEER AC AND LOW E ARGON FILLED WINDOWS. BIXBY SCHOOLS. Listing agent related to	NEW CONSTRUCTION; EH TRANSITIONAL; 2577 L Plan on Corner Lot. 3/2.5/3 + Study. Luxurious Finishes Incl White Oak Wood Floors, Natural Stone Countertops, Spray Foam Insulation, 16 SEER AC, 95% Eff. Furnace, & More! Time to Make Selections. Completion 12/18	MOVE IN READY! Modern farmhouse design in gated Jenks neighborhood. Phoenix Plan- 4/3/3 + study & game room. Brick/stone exterior hardwood floors exotic granite custom cabinetry brushed nickel hardware & fixtures sprinkler system and nest thermostat.
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MLS#	106 E 129th 1824674	5312 E 121st 1825901	12126 S Granite 1828289
List Price	\$369,500	\$369,900	\$374,900
List Date	07/03/2018	07/12/2018	07/30/2018
Status	Active	Active	Active
Property Type	Residential	Residential	Residential
Sub Type	House	House	House
DOM	66	57	39
Subdivision	Birmingham at Yorktown	The Estates at the River	The Estates at the River
Year Built	2018	2018	2018
Sqft	2,841	2,841	2,841
Beds	4	4	4
Total Baths	2/1	2/1	2/1
Style	Country French	Country French	Country French
School District	Bixby - Sch Dist (4)	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	Park, Pool Available, Trails	None	None
Dist to Lks/Rvrs			
Lakes/Rivers			
Parking			
Garage	Attached, Elec Overhead Door	Attached, Elec Overhead Door	Attached, Elec Overhead Door
\$/SqFt	\$130.06	\$130.20	\$131.96
Tax	\$0	\$0	\$0
Lot SqFt	9,750	9,100	9,100
Lot Desc			
Basement	None	None	None
Zoning			
Sold Price			
Sold Date			
Remarks	NEW CONSTRUCTION;EH SIGNATURE; 2758 Plan. 4/2.5/3 +Study & Game Rm. Luxurious Finishes Incl Hand-Scraped Hardwood Floors, Natural Stone Countertops,Spray Foam Insulation,16 SEER AC,95% Efficient Furnace & More!Time to Make	NEW CONSTRUCTION;EH SIGNATURE;2758 Plan.4/2.5/3 +Study & Game Room. 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	NEW CONSTRUCTION; EH TRANSITIONAL; 2758 Plan. 4/2.5/3 + Study & Game Rm. Luxurious Finishes Incl White Oak Wood Floors, Natural Stone Counters, Spray Foam Insulation, 16 SEER AC, 95% Efficient Furnace, & More! Time to Make Selections. EST Completion 12/19

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	13023 S 5th	3708 S Willow	12114 S Darlington
MLS#	1824823	1828318	1817092
List Price	\$374,900	\$374,900	\$375,000
List Date	07/05/2018	07/30/2018	05/09/2018
Status	Active	Active	Active
Property Type	Residential	Residential	Residential
Sub Type	House	House	House
DOM	64	39	121
Subdivision	Yorktown	Southern Trails Estates	The Estates at the River
Year Built	2018	2018	2018
Sqft	2,980	2,841	0
Beds	4	4	5
Total Baths	2/1	2/1	3/1
Style	Country French	Country French	Other
School District	Bixby - Sch Dist (4)	Broken Arrow - Sch Dist (3)	Bixby - Sch Dist (4)
# Stories	1	1	2
Heat Fuel	Gas	Gas	Gas/Electric
Water	City	City	City
Water Wst Dis	City	City	City
Amenities	Park, Pool Available, Trails	None	None
Dist to Lks/Rvrs			
Lakes/Rivers			
Parking			
Garage	Attached, Elec Overhead Door	Attached, Elec Overhead Door	Attached, Elec Overhead Door
\$/SqFt	\$125.81	\$131.96	
Tax	\$0	\$0	\$1,216
Lot SqFt	13,100	10,000	10,473
Lot Desc			
Basement	None	None	None
Zoning			
Sold Price			
Sold Date			

Remarks	NEW CONSTRUCTION; EH TRANSITIONAL; 2867 Plan. 4/2.5/3 + Study & Game Rm. Luxurious Finishes Incl White Oak Wood Floors, Natural Stone Counters, Spray Foam Insulation, 16 SEER AC, 95% Efficient Furnace, & More! Time to Make Selections. EST Completion 11/18	NEW CONSTRUCTION; EH SIGNATURE; 2758 Plan. 4/2.5/3 + Study & Game Rm. Lux Finishes Incl Hand-Scraped Hardwood Floors, Natural Stone Counters, Spray Foam Insulation, 16 SEER AC, 95% Efficient Furnace & More! Time to Make Selections. EST Completion 12/19.	Open kitchen w/ granite island, cathedral ceiling in family room, large pantry, very family oriented with game room up and mudroom with cubbies down. Agent has ownership interest.
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