

3-Up Comparison

Prepared By: Gilda Krantz-Smith

Listings as of 09/07/18 at 3:08 am



	<u>Details</u>	<u>Details</u>	<u>Details</u>
	12114 S Darlington	2240 W Charlotte	1209 W 86th
MLS#	1817092	1822085	1823862
List Price	\$375,000	\$379,000	\$379,000
List Date	05/09/2018	06/13/2018	06/27/2018
Status	Active	Active	Active
Property Type	Residential	Residential	Residential
Sub Type	House	House	House
DOM	121	86	72
Subdivision	The Estates at the River	Aspen Ridge	Winchester Park
Year Built	2018	2018	2018
Sqft	0	3,001	3,001
Beds	5	4	4
Total Baths	3/1	3/1	3/1
Style	Other	Other	Other
School District	Bixby - Sch Dist (4)	Broken Arrow - Sch Dist (3)	Jenks - Sch Dist (5)
# Stories	2	2	2
Heat Fuel	Gas/Electric	Gas	Gas
Water	City	City	City
Water Wst Dis	City	City	City
Amenities	None		None
Dist to Lks/Rvrs			
Lakes/Rivers			
Parking			
Garage	Attached, Elec Overhead Door	Attached, Elec Overhead Door	Attached, Elec Overhead Door
\$/SqFt		\$126.29	\$126.29
Tax	\$1,216	\$0	\$0
Lot SqFt	10,473	0	7,500
Lot Desc			
Basement	None	None	None
Zoning			
Sold Price			
Sold Date			

Remarks			
	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.	Transitional Brooklyn plan offers 4bds/stdy/GR/3.5bth/3cr. Buyer has time to make some color selections & estimated completion time is Sept. Finishes will inc Solid HW's, vaulted ceilings, granite/quartz counters, gas fp, tiled Mstr shower & tub, pastel brick ext!	New construction near Tulsa Hills, Brooklyn transitional. 4 beds/office/game room/4 baths/3 car (2 beds down w/ 2 up). Est. completion date Aug 2018: still time to personalize & pick colors & select finishes.

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	10175 S 222nd E	11202 S Tamarack	12126 S 105th East
MLS#	1826495	1825500	1824201
List Price	\$379,900	\$382,500	\$385,000
List Date	07/17/2018	07/10/2018	06/29/2018
Status	Active	Active	Active
Property Type	Residential	Residential	Residential
Sub Type	House	House	House
DOM	52	59	70
Subdivision	Charleston Country Estates	Oak Ridge of Jenks	Chisholm Ranch
Year Built	2018	2018	2018
Sqft	2,952	2,841	3,134
Beds	4	4	4
Total Baths	3/0	2/1	3/1
Style	Other	Country French	Other
School District	Broken Arrow - Sch Dist (3)	Jenks - Sch Dist (5)	Bixby - Sch Dist (4)
# Stories	2	1	2
Heat Fuel	Gas	Gas	Gas
Water	Rural	City	City
Water Wst Dis	Aerobic	City	City
Amenities	Other	Park, Pool Available, Trails	Park, Pool Available, Other
Dist to Lks/Rvrs			
Lakes/Rivers			
Parking			
Garage	Attached	Attached, Elec Overhead Door	Attached, Elec Overhead Door
\$/SqFt	\$128.69	\$134.64	\$122.85
Tax	\$400	\$0	\$170
Lot SqFt	28,554	11,592	10,217
Lot Desc			
Basement	None	None	
Zoning			
Sold Price			
Sold Date			

Remarks	Fantastic 2-story w/4 bedrooms, office/formal dining & living down and game room up. Home features wood tile floors, crown moldings, granite in all wet areas, upgraded appliances SS, and on 3/4 acre lot. Must see!	NEW CONSTRUCTION; EH SIGNATURE;2758 Plan on Greenbelt Lot. 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	Modern Farmhouse by Cozort Homes! Open concept, shiplap accents, fantastic light fixtures, beamed ceilings, modern iron railing, sliding barn doors, designer finishes, beautiful built-ins, granite throughout. Flex room could be study or dining.
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	11201 S 210th	11311 S Tamarack	10495 S 219th
MLS#	1813709	1828307	1831298
List Price	\$385,000	\$386,900	\$389,500
List Date	04/20/2018	07/30/2018	08/24/2018
Status	Active	Active	Active
Property Type	Residential	Residential	Residential
Sub Type	House	House	House
DOM	140	39	14
Subdivision	Eagle Point II	Oak Ridge of Jenks	Charleston Country Estates
Year Built	2018	2018	2018
Sqft	0	2,952	2,966
Beds	4	4	4
Total Baths	3/1	2/1	3/0
Style	Other	Country French	Craftsman
School District	Broken Arrow - Sch Dist (3)	Jenks - Sch Dist (5)	Broken Arrow - Sch Dist (3)
# Stories	2	1	2
Heat Fuel	Gas	Gas	Gas
Water	Rural	City	Rural
Water Wst Dis	Aerobic	City	Aerobic
Amenities	None	Park	None
Dist to Lks/Rvrs			
Lakes/Rivers			
Parking			
Garage	Attached	Attached, Elec Overhead Door	Attached, Car Entry - Rear, Car Entry -
\$/SqFt		\$131.06	\$131.32
Tax	\$3	\$0	\$0
Lot SqFt	24,093	10,379	30,579
Lot Desc			
Basement	None	None	
Zoning			
Sold Price			
Sold Date			

Remarks	New construction,4 beds,3.5 baths, flex room, game room and 3 car garage on half acre lot. Master suite and 2nd bedroom with private bath is downstairs. Gourmet kitchen has 6 cm granite on island.Extensive wood flooring and trim work. Large covered patio.	NEW CONSTRUCTION; EH TRANSITIONAL; 2866 Plan in Cul-De-Sac 4/2.5/3 +Study &Game Rm. Lux Finishes Incl White Oak Wood Flrs, Natural Stone Counters, Spray Foam Insulation, 16 SEER AC, 95% Efficient Furnace, & More! Time to Make Selections EST Complete	Beautiful custom new build in the quiet and convenient Charleston Country Estates in Broken Arrow.The builder did not cut corners on this home. 4BR/3Bath/3 garage on a beautiful large lot. Granite/wood/carpet throughout. Outdoor fireplace. MUST SEE!
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	13010 S 5th	4353 S 173rd	4443 S 173rd
MLS#	1825611	1824155	1814807
List Price	\$389,900	\$390,000	\$390,000
List Date	07/10/2018	06/29/2018	04/22/2018
Status	Active	Active	Active
Property Type	Residential	Residential	Residential
Sub Type	House	House	House
DOM	59	70	138
Subdivision	Yorktown	Sunset Hills	Sunset Hills
Year Built	2018	2018	2018
Sqft	3,333	0	0
Beds	5	4	4
Total Baths	3/1	4/1	4/2
Style	Country French	Contemporary	Other
School District	Bixby - Sch Dist (4)	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, Trails	Clubroom, Park, Pool Available, Tennis	Clubroom, Park, Pool Available, Tennis
Dist to Lks/Rvrs			
Lakes/Rivers			
Parking			
Garage	Attached, Elec Overhead Door	Attached	Attached
\$/SqFt	\$116.98		
Tax	\$0	\$0	\$6,745
Lot SqFt	8,400	8,177	8,993
Lot Desc			
Basement	None	None	None
Zoning			
Sold Price			
Sold Date			

Remarks	NEW CONSTRUCTION; EH SIGNATURE; 3260 Plan. 5/3.5/3+Study & Game Room.Luxurious Finishes Incl Hand-Scraped Hardwood Floors,Natural Stone Countertops,Spray Foam Insulation,16 SEER AC,95% Efficient	Captivating floor plan! Stunning grand entry w/curved staircase. Chef's kit w/blt-in fridge, butlers pantry & granite island perfect for entertaining. 2 brs + study dn. All bdrs have baths. Gameroom + floored attic/expansion area. Agent related to seller.	Impressive layout. Gorgeous transitional finishes. Chef's kitchen w/blt-in fridge. Luxury mstr bath opens to boutique closet. Study + 2nd bed down. All bdrs have private baths. Game rm + expansion area. Oversized private backyard. Agent related to seller.
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MLS#	417 E 127th 1827905	12112 S Darlington 1825895	11522 S Ash 1819781
List Price	\$397,500	\$398,500	\$399,500
List Date	07/26/2018	07/12/2018	05/30/2018
Status	Active	Active	Active
Property Type	Residential	Residential	Residential
Sub Type	House	House	House
DOM	43	57	100
Subdivision	Yorktown	The Estates at the River	Elm Ridge
Year Built	2018	2018	2018
Sqft	0	3,299	3,750
Beds	5	4	4
Total Baths	3/1	3/1	3/0
Style	Other	Country French	Bungalow
School District	Bixby - Sch Dist (4)	Bixby - Sch Dist (4)	Jenks - Sch Dist (5)
# Stories	2	2	2
Heat Fuel	Gas	Gas	Gas
Water	City	City	City
Water Wst Dis	City	City	City
Amenities	Clubroom, Park, Pool Available, Trails	None	Gated Access, Park, Trails, Other
Dist to Lks/Rvrs			
Lakes/Rivers			
Parking			
Garage	Attached, Elec Overhead Door	Attached, Elec Overhead Door	Attached, Elec Overhead Door, Storage
\$/SqFt		\$120.79	\$106.53
Tax	\$126	\$0	\$1,016
Lot SqFt	13,158	10,466	8,511
Lot Desc			
Basement	None	None	None
Zoning			
Sold Price			
Sold Date			
Remarks	NEW CONSTRUCTION, Newcastle Plan with Expansive Open Floorplan, Backs to EAST and a Greenbelt. Oak Flooring in Living Areas, Large Covered Patio 5/3.5/3, 3 Beds Down and 2 Up.	NEW CONSTRUCTION;EH SIGNATURE;Morgan M Plan.4/3.5/3 +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	NEW CONSTRUCTION, GREAT PRICE PLUS \$5,000 IN CLOSING COSTS. Modern Interior w/Farmhouse accents. Huge great room w/beautiful hickory. High end finishes throughout. Extremely energy efficient. Awesome gated community w/only 35 homes. Conveniently located.

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