

3-Up Comparison

Prepared By: Gilda Krantz-Smith

Listings as of 09/07/18 at 3:11 am



	Details	Details	Details
MLS#	5414 E 121st 1824675	4205 S 166th 1832305	16704 E 43rd 1832301
List Price	\$404,000	\$404,500	\$409,500
List Date	07/03/2018	08/28/2018	08/28/2018
Status	Active	Active	Active
Property Type	Residential	Residential	Residential
Sub Type	House	House	House
DOM	66	10	10
Subdivision	The Estates at the River	Sunset Hills Estates	Sunset Hills Estates
Year Built	2018	2018	2018
Sqft	3,385	3,385	3,385
Beds	4	4	4
Total Baths	3/1	3/1	3/1
Style	Country French	Country French	Country French
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	None	Clubroom, Park, Pool Available, Tennis	Clubroom, Park, Pool Available, Tennis
Dist to Lks/Rvrs			
Lakes/Rivers			
Parking			
Garage	Attached, Elec Overhead Door	Attached, Elec Overhead Door	Attached, Elec Overhead Door
\$/SqFt	\$119.35	\$119.50	\$120.97
Tax	\$0	\$0	\$0
Lot SqFt	9,100	10,400	10,218
Lot Desc			
Basement	None	None	None
Zoning			
Sold Price			
Sold Date			
Remarks	NEW CONSTRUCTION;EH SIGNATURE; Williams Plan.4/3.5/3 +Study,Wet Bar & Game Rm.Luxurious Finishes Incl Handscraped Hrwrd Flrs,Natural Stone Countertops,Spray Foam Insulation,16 SEER AC,95% Efficient Furnace. Time to Make	NEW CONSTRUCTION;EH SIGNATURE;Williams Plan.4/3.5/3+Study,Game Rm&Wet Bar;2nd Suite Dwn.Luxurious Finishes,Hand-Scraped Hrdwd Floors,Natural Stone Countertops,Spray Foam Insulation,16 SEER AC,95% Effic	NEW CONSTRUCTION;EH TRANSITIONAL;Williams Plan.4/3.5/3+Study,Game Room&Wet Bar;2nd Suite Dwn. Luxurious Finishes Incl White Oak Floors,Natural Stone Countertops,Spray Foam Insulation,16 SEER AC,95% Eff

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6600 S Indianwood

Details

17291 E 42nd

Details

10285 S 221st

MLS#	1820598	1823592	1822531
List Price	\$414,900	\$419,900	\$419,900
List Date	06/01/2018	06/26/2018	06/15/2018
Status	Active	Active	Active
Property Type	Residential	Residential	Residential
Sub Type	House	House	House
DOM	98	73	84
Subdivision	Riverstone Estates	Sunset Hills	Charleston Country Estates
Year Built	2018	2018	2018
Sqft	3,419	0	3,220
Beds	4	4	4
Total Baths	3/1	3/1	3/1
Style	Other	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	Aerobic
Amenities	Pool Available	Pool Available, Tennis Court, Trails	None
Dist to Lks/Rvrs			
Lakes/Rivers			
Parking			
Garage	Attached, Elec Overhead Door	Car Entry - Side	Attached, Car Entry - Side
\$/SqFt	\$121.35		\$130.40
Tax	\$0	\$961	\$6
Lot SqFt	8,900	10,491	3,220
Lot Desc			
Basement	None	None	
Zoning			
Sold Price			
Sold Date			

Remarks	2018 Parade Home! Upgrades throughout. New floor-plan perfect for entertaining. Grand entryway. Inset wet bar off living room. Fabulous kitchen. Gorgeous master bed/bath w/HUGE closet. Greenbelt lot. BA's hot new neighborhood.	Beautifully done modern farmhouse-style home on corner lot. 3 beds down/ 1 bed + Game up. Superb finishes, woodwork, open & welcoming feel. Outdoor fireplace, built-ins, oversize fridge/freezer & more! Don't miss. Great curb appeal & mostly 1 level living.	This beautiful 3 bdrm home offers office/dining & a 4x6 saferoom. Great farmhouse accents including some standing seam exterior accents, rustic beams, reclaimed brick fireplace & Shiplap accents. Upstairs has a theater/game room & an office/reading nook.
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	6608 S Indianwood	13012 S 2nd	6509 S Joshua
MLS#	1825303	1826945	1816159
List Price	\$423,500	\$429,000	\$429,000
List Date	07/13/2018	07/15/2018	05/02/2018
Status	Active	Active	Active
Property Type	Residential	Residential	Residential
Sub Type	House	House	House
DOM	56	54	128
Subdivision	Riverstone Estates	Yorktown	Riverstone Estates
Year Built	2018	2018	2018
Sqft	0	3,300	3,518
Beds	4	4	4
Total Baths	3/1	3/1	3/1
Style	Ranch	Other	Contemporary
School District	Broken Arrow - Sch Dist (3)	Bixby - Sch Dist (4)	Broken Arrow - Sch Dist (3)
# Stories	2	2	2
Heat Fuel	Gas	Gas	Gas/Electric
Water	City	City	City
Water Wst Dis	City	City	City
Amenities	Pool Available	Park, Trails, Other	Pool Available
Dist to Lks/Rvrs			
Lakes/Rivers			
Parking			
Garage	Attached	Car Entry - Side, Elec Overhead Door	Attached, Elec Overhead Door
\$/SqFt		\$130.00	\$121.94
Tax	\$0	\$1,025	\$0
Lot SqFt	8,775	11,513	0
Lot Desc			
Basement	None	None	None
Zoning			
Sold Price			
Sold Date			

Remarks	Beautiful new construction in new Riverstone estates. Open plan with additional flex room downstairs, could be study or down stairs game room. 2nd bedroom down with private bath. over-sized patio with fireplace, ideal for relaxing or entertaining!	Quality-Built & beautifully designed; blending modern with warm elegance! Great Room has soaring 18 ft. ceiling w/ lots of light. Open Plan, hardwoods, granite on every countertop, matching Bosch appliances, eat-in kitchen, formal dining & game room!	New construction in a new neighborhood. Walking distance to Little Links golf course. Transitional style with modern finishes. Large patio great for entertaining. 2 bedrooms down & 2 up. Tons of curb appeal.
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MLS#	911 W 86th 1824283	3325 E 145th 1826896	3204 W Union 1829861
List Price	\$429,000	\$434,500	\$435,000
List Date	06/30/2018	07/19/2018	08/09/2018
Status	Active	Active	Active
Property Type	Residential	Residential	Residential
Sub Type	House	House	House
DOM	69	50	29
Subdivision	Winchester Park	Pine Valley	Riverstone Estates
Year Built	2018	2018	2018
Sqft	3,318	3,385	3,530
Beds	5	4	5
Total Baths	3/1	3/1	3/1
Style	Other	Country French	Other
School District	Jenks - Sch Dist (5)	Bixby - Sch Dist (4)	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	None	None	None
Dist to Lks/Rvrs			
Lakes/Rivers			
Parking			
Garage	Elec Overhead Door	Attached, Elec Overhead Door	Attached, Elec Overhead Door
\$/SqFt	\$129.29	\$128.36	\$123.23
Tax	\$0	\$0	\$74
Lot SqFt	5,500	18,507	16,695
Lot Desc			
Basement	None	None	None
Zoning			
Sold Price			
Sold Date			

Remarks			
	Jenks newest subdivision near Tulsa Hills. True 5bed/3.5bth, 3 car garage&Gamerom. (3bds down,2 up), open kitchen/dining & Living area. Gorgeous&Spacious Master Suite. Est completion date Nov '18. Still time to personalize & pick colors & select finishes	NEW CONSTRUCTION; EH SIGNATURE; Williams Plan/Corner Lot. 4/3.5/3+Study&Game Room. Luxurious Finishes Incl Hand-Scraped wood Floors, Nat Stone Counters, Spray Foam Insulation, 16 SEER AC, 95% Eff Furnace & More! Make your	Beautiful new construction by Prestigious Homes! Fantastic floor plan with plenty of room for a growing family. Five bedrooms and two living areas. Tons of detail you must see in person!

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MLS#	2904 E 103rd 1829699	10174 S 221st 1832051	3800 W Van Buren 1826384
List Price	\$436,900	\$439,000	\$440,000
List Date	08/09/2018	08/27/2018	07/17/2018
Status	Active	Active	Active
Property Type	Residential	Residential	Residential
Sub Type	House	House	House
DOM	29	11	52
Subdivision	Riverview Park Estates	Charleston Country Estates	Shadow Trails
Year Built	2018	2018	2018
Sqft	3,415	3,240	3,671
Beds	4	4	4
Total Baths	3/1	3/1	3/1
Style	Other	Other	Other
School District	Jenks - Sch Dist (5)	Broken Arrow - Sch Dist (3)	Bixby - Sch Dist (4)
# Stories	2	2	2
Heat Fuel	Gas	Gas	Gas
Water	City	City	City
Water Wst Dis	City	City	City
Amenities	Clubroom, Pet Amenities, Pool Available		Pool Available
Dist to Lks/Rvrs	Less than 5 Miles		
Lakes/Rivers	Arkansas River		
Parking			
Garage	Attached	Attached, Elec Overhead Door	Attached, Car Entry - Side, Elec Overhe
\$/SqFt	\$127.94	\$135.49	\$119.86
Tax	\$1,316	\$0	\$0
Lot SqFt	8,248	28,750	0
Lot Desc			
Basement	None		None
Zoning			
Sold Price			
Sold Date			

Remarks	2018 Custom Built Modern Farmhouse.104th and Riverside,Jenks Schools,4bed 3.5bath,Huge master suite w/fireplace,wood floors,Vaulted ceiling w/exposed beams,Comm Kitchen w/huge island,Outdoor living area w/built in grill & Fireplace,fenced	The Wellington Plan by Cozort Custom Homes on a half acre+ corner lot in Charleston Country Estates. Quality craftsmanship, high-end design. Beautiful built-ins, flex room with sliding barn doors, master + guest suite down. Covered porch with fireplace!	Beautiful modern farm new construction: solid hardwoods throughout, upgraded selections, grandiose entry,vaulted ceilings, very open concept of living, kitchen, & dining. 2beds down & 2beds up. Corner lot with side load garage,
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**Details**

5522 E 122nd

1818484

MLS#**List Price** \$442,523**List Date** 05/18/2018**Status** Active**Property Type** Residential**Sub Type** House**DOM** 112**Subdivision** The Estates at the River**Year Built** 2018**Sqft** 3,448**Beds** 4**Total Baths** 3/1**Style** Contemporary**School District** Bixby - Sch Dist (4)**# Stories** 2**Heat Fuel** Gas**Water** City**Water Wst Dis** City**Amenities** None**Dist to Lks/Rvrs****Lakes/Rivers****Parking****Garage** Attached, Elec Overhead Door**\$/SqFt** \$128.34**Tax** \$300**Lot SqFt** 17,978**Lot Desc****Basement** None**Zoning****Sold Price****Sold Date****Remarks**

Perfect in-law home with 2 master suites. Incredible new construction custom home with vaulted ceilings in nook & study w/wood beams, quartz counters in KT, powder, laundry, master bath. 14 page list of features and upgrades! Call to see for yourself.

Details

3320 E 145th

1823672

List Price \$444,500**List Date** 06/26/2018**Status** Active**Property Type** Residential**Sub Type** House**DOM** 73**Subdivision** Pine Valley**Year Built** 2018**Sqft** 3,395**Beds** 5**Total Baths** 3/1**Style** Country French**School District** Bixby - Sch Dist (4)**# Stories** 2**Heat Fuel** Gas**Water** City**Water Wst Dis** City**Amenities** None**Garage** Attached, Elec Overhead Door**\$/SqFt** \$130.93**Tax** \$2**Lot SqFt** 13,955**Lot Desc****Basement** None

NEW CONSTRUCTION; EH TRANSITIONAL; 3316 Plan 5/3.5/3+Study, 1 Bed, Full Bath & GameRm Up Lux Finishes Incl WhiteOak Wood Flrs, Natural Stone Counters, SprayFoam Insulation, 16SEER AC, 95% Efficient Furnace&More Time to Make