

3-Up Comparison

Prepared By: Gilda Krantz-Smith

Listings as of 09/07/18 at 3:13 am



	<u>Details</u>	<u>Details</u>	<u>Details</u>
	724 W 110th	4230 S 167th	3324 E 145th
<b>MLS#</b>	1833067	1832299	1827865
<b>List Price</b>	\$455,000	\$459,000	\$459,500
<b>List Date</b>	09/04/2018	08/28/2018	07/26/2018
<b>Status</b>	Active	Active	Active
<b>Property Type</b>	Residential	Residential	Residential
<b>Sub Type</b>	House	House	House
<b>DOM</b>	3	10	43
<b>Subdivision</b>	Haddington Heights	Sunset Hills Estates	Pine Valley
<b>Year Built</b>	2018	2018	2018
<b>Sqft</b>	3,435	3,813	3,739
<b>Beds</b>	4	5	5
<b>Total Baths</b>	3/1	3/1	3/1
<b>Style</b>	Other	Country French	Country French
<b>School District</b>	Jenks - Sch Dist (5)	Broken Arrow - Sch Dist (3)	Bixby - Sch Dist (4)
<b># Stories</b>	2	2	2
<b>Heat Fuel</b>	Gas	Gas	Gas
<b>Water</b>	City	City	City
<b>Water Wst Dis</b>	City	City	City
<b>Amenities</b>	Park, Pool Available, Trails	Clubroom, Park, Pool Available, Tennis	None
<b>Dist to Lks/Rvrs</b>			
<b>Lakes/Rivers</b>			
<b>Parking</b>			
<b>Garage</b>	Attached, Elec Overhead Door	Attached, Elec Overhead Door	Attached, Elec Overhead Door
<b>\$/SqFt</b>	\$132.46	\$120.38	\$122.89
<b>Tax</b>	\$0	\$0	\$0
<b>Lot SqFt</b>	9,720	10,010	10,524
<b>Lot Desc</b>			
<b>Basement</b>		None	None
<b>Zoning</b>			
<b>Sold Price</b>			
<b>Sold Date</b>			

<b>Remarks</b>			
	BEAUTIFUL MODERN FARMHOUSE boasts beautiful designer finishes; shiplap walls, sliding barn doors, sleek fixtures, open shelving & SO MUCH MORE! Flex space could be office/formal dining. Master + Guest suite down. Two beds + Game up. Outdoor Fireplace!	NEW CONSTRUCTION;EH SIGNATURE;Marshall Plan.5/3.5/3+Study&Game Room w/Wet Bar.Luxurious Finishes Incl Hand-Scraped Hrdwd Floors,Natural Stone Countertops,Spray Foam Insulation,16 SEER AC,95% Efficient Furnace&More! Time to Make	NEW CONSTRUCTION; EH TRANSITIONAL;3661 Plan. 5/3.5/3 + Study & Game Room.Luxurious Finishes Incl White Oak Wood Floors,Natural Stone Countertops, Spray Foam Insulation, 16 SEER AC,95% Efficient Furnace, & More! Time to Make Selections.EST

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	728 W 110th	6601 S Joshua	4247 S 166th
<b>MLS#</b>	1833230	1818818	1808991
<b>List Price</b>	\$465,000	\$469,000	\$474,900
<b>List Date</b>	09/05/2018	05/24/2018	03/09/2018
<b>Status</b>	Active	Active	Active
<b>Property Type</b>	Residential	Residential	Residential
<b>Sub Type</b>	House	House	House
<b>DOM</b>	2	106	182
<b>Subdivision</b>	Haddington Heights	Riverstone Estates	Sunset Hills Estates
<b>Year Built</b>	2018	2018	2018
<b>Sqft</b>	0	3,690	3,800
<b>Beds</b>	4	4	5
<b>Total Baths</b>	3/1	3/1	4/2
<b>Style</b>	Other	Contemporary	Other
<b>School District</b>	Jenks - Sch Dist (5)	Broken Arrow - Sch Dist (3)	Broken Arrow - Sch Dist (3)
<b># Stories</b>	2	2	3
<b>Heat Fuel</b>	Gas	Gas/Electric	Gas
<b>Water</b>	City	City	City
<b>Water Wst Dis</b>	City	City	City
<b>Amenities</b>	Gated Access, Park	Other	Pool Available
<b>Dist to Lks/Rvrs</b>			
<b>Lakes/Rivers</b>			
<b>Parking</b>			
<b>Garage</b>	Attached, Storage	Attached	Attached, Elec Overhead Door
<b>\$/SqFt</b>		\$127.10	\$124.97
<b>Tax</b>	\$171	\$297	\$0
<b>Lot SqFt</b>	9,730	8,800	0
<b>Lot Desc</b>			
<b>Basement</b>	None		None
<b>Zoning</b>			
<b>Sold Price</b>			
<b>Sold Date</b>			

<b>Remarks</b>	FANTASTIC NEW FARM HOUSE STYLE HOME Jenks newest gated area. 4 bed, 4 bath, 3 car on large lot., Quartz, shiplap, custom cabinetry, commercial style kitchen, large living with stone fireplace, spa-like master suite, agent related to seller.	Come and see this beautiful farmhouse style home! Photos are of previous builds. Conveniently located in Broken Arrow near Warren Theater. Built with you in mind, this home will WOW you! Excellent Schools!	Pond lot in new Sunset Hills phase! Award winning blde delivers true 5bed,3full/3 1/2bth,media down w/wet bar dwn,GR up! Exclusive selections & features in parade worthy home! Ext FP complete w/vaulted patio & access to int. pool bath! This is a beauty!
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	<u>Details</u>	<u>Details</u>	<u>Details</u>
<b>MLS#</b>	8729 S Phoenix 1828123	17123 E 42nd 1830302	6712 E 133rd 1833079
<b>List Price</b>	\$475,000	\$485,000	\$489,900
<b>List Date</b>	07/27/2018	08/14/2018	09/04/2018
<b>Status</b>	Active	Active	Active
<b>Property Type</b>	Residential	Residential	Residential
<b>Sub Type</b>	House	House	House
<b>DOM</b>	42	24	3
<b>Subdivision</b>	Winchester Park	Sunset Hills	Rivers Edge
<b>Year Built</b>	2018	2018	2018
<b>Sqft</b>	3,660	4,100	4,002
<b>Beds</b>	4	4	4
<b>Total Baths</b>	3/1	3/1	3/1
<b>Style</b>	Country French	Contemporary	Other
<b>School District</b>	Jenks - Sch Dist (5)	Broken Arrow - Sch Dist (3)	Bixby - Sch Dist (4)
<b># Stories</b>	2	2	2
<b>Heat Fuel</b>	Gas	Gas	Gas
<b>Water</b>	City	City	City
<b>Water Wst Dis</b>	City	City	City
<b>Amenities</b>	None	Clubroom, Park, Pool Available, Tennis	Gated Access, Park, Pool Available, Tra
<b>Dist to Lks/Rvrs</b>			
<b>Lakes/Rivers</b>			
<b>Parking</b>			
<b>Garage</b>	Attached	Attached, Elec Overhead Door, Tandem	Attached, Elec Overhead Door
<b>\$/SqFt</b>	\$129.78	\$118.29	\$122.41
<b>Tax</b>	\$4	\$976	\$1,580
<b>Lot SqFt</b>	8,400	9,750	11,475
<b>Lot Desc</b>			
<b>Basement</b>	None	None	None
<b>Zoning</b>			
<b>Sold Price</b>			
<b>Sold Date</b>			

<b>Remarks</b>	Timber Carver New Construction in Tulsa Hills! 4 bed 3 1/2 bath with great layout awaits- split master downstairs, open kitchen featuring stainless amenities and huge island. Formal study with barn doors.. too many features to list!	Best lot in the Neighborhood with a Pond View & a Balcony to enjoy from the Gameroom, 4beds/3.5 baths. 4car tandem (35 feet long on tandem side) office & 2beds down w/awesome kitchen, living & dining to entertain in, and 2beds up w/theater room.	Fantastic completed new home, Bixby North, backs to pond; 4 bedroom w/2 suites down; vaulted office; home media room + large game room; extensive wood floors; custom granite counters.
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<b>MLS#</b>	6706 E 133rd 1826304	5001 W Birmingham 1827766	11030 S Kennedy 1822082
<b>List Price</b>	\$498,500	\$499,000	\$499,500
<b>List Date</b>	07/16/2018	07/25/2018	06/13/2018
<b>Status</b>	Active	Active	Active
<b>Property Type</b>	Residential	Residential	Residential
<b>Sub Type</b>	House	House	House
<b>DOM</b>	53	44	86
<b>Subdivision</b>	Rivers Edge	The Woodlands at Cedar Ridge	Country Hollow
<b>Year Built</b>	2018	2018	2018
<b>Sqft</b>	3,850	0	3,803
<b>Beds</b>	4	5	5
<b>Total Baths</b>	3/1	4/1	3/1
<b>Style</b>	Country French	Other	Country French
<b>School District</b>	Bixby - Sch Dist (4)	Bixby - Sch Dist (4)	Jenks - Sch Dist (5)
<b># Stories</b>	2	1	2
<b>Heat Fuel</b>	Gas	Gas	Gas
<b>Water</b>	City	City	City
<b>Water Wst Dis</b>	City	City	City
<b>Amenities</b>	Park, Pool Available, Trails		Park, Trails
<b>Dist to Lks/Rvrs</b>			
<b>Lakes/Rivers</b>			
<b>Parking</b>			
<b>Garage</b>	Attached, Elec Overhead Door	Attached	Attached, Elec Overhead Door
<b>\$/SqFt</b>	\$129.48		\$131.34
<b>Tax</b>	\$0	\$841	\$0
<b>Lot SqFt</b>	12,587	12,033	13,518
<b>Lot Desc</b>			
<b>Basement</b>	None	None	None
<b>Zoning</b>			
<b>Sold Price</b>			
<b>Sold Date</b>			

<b>Remarks</b>	<p>NEW CONSTRUCTION; EH SIGNATURE; 3769 Plan on Corner Lt 4/3.5/3 +Study &amp;GameRm W/Wet Bar Lux Finishes Incl Hand Scraped Hardwd Flrs, Natural Stone Counters, Spray Foam Insulation, 16 SEER AC, 95% Effic Furnace. Time to Make Selections EST Completion 11/18</p>	<p>NEW CONSTRUCTION EH TRANSITIONAL Marshall Plan 5/3.5/3+Study 2 Bed, Full Bath GamRoom Up Luxurious Finishes White Oak Wood Floors, Natural Stone Counters, SprayFoam Insulation, 16 SEER AC, 95% Efficient Furnace Time to Make Selections EST</p>
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**Details**

2141 E 171st

1828449

<b>MLS#</b>	1828449
<b>List Price</b>	\$499,900
<b>List Date</b>	07/31/2018
<b>Status</b>	Active
<b>Property Type</b>	Residential
<b>Sub Type</b>	House
<b>DOM</b>	38
<b>Subdivision</b>	Tulsa Co Unplatted
<b>Year Built</b>	2018
<b>Sqft</b>	3,374
<b>Beds</b>	4
<b>Total Baths</b>	4/1
<b>Style</b>	Other
<b>School District</b>	Bixby - Sch Dist (4)
<b># Stories</b>	2
<b>Heat Fuel</b>	Gas
<b>Water</b>	City
<b>Water Wst Dis</b>	Septic Tank
<b>Amenities</b>	
<b>Dist to Lks/Rvrs</b>	
<b>Lakes/Rivers</b>	
<b>Parking</b>	
<b>Garage</b>	Attached, Car Entry - Side, Elec Overhe
<b>\$/SqFt</b>	\$148.16
<b>Tax</b>	\$0
<b>Lot SqFt</b>	88,427
<b>Lot Desc</b>	
<b>Basement</b>	None
<b>Zoning</b>	
<b>Sold Price</b>	
<b>Sold Date</b>	

**Remarks** FUTURE HOMESITE of The Charleston Urban Farmhouse by Cozort Custom Homes on TWO ACRES in Fairmont Acres; Bixby Schools! Stunning curb appeal, functional floor plan and high-end design. Easy access to Hwy 75! Additional acreage available.