

3-Up Comparison

Prepared By: Gilda Krantz-Smith

Listings as of 09/07/18 at 3:15 am



**Details**

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	16622 E 41st	13212 S 66th	6659 E 127th
<b>MLS#</b>	1820433	1827639	1831170
<b>List Price</b>	\$514,900	\$520,000	\$524,900
<b>List Date</b>	06/02/2018	07/25/2018	08/20/2018
<b>Status</b>	Active	Active	Active
<b>Property Type</b>	Residential	Residential	Residential
<b>Sub Type</b>	House	House	House
<b>DOM</b>	97	44	18
<b>Subdivision</b>	Sunset Hills Estates	Rivers Edge	The Reserve at Addison Creek
<b>Year Built</b>	2018	2018	2018
<b>Sqft</b>	4,367	3,875	3,015
<b>Beds</b>	4	5	4
<b>Total Baths</b>	3/1	3/1	3/1
<b>Style</b>	Contemporary	Other	Other
<b>School District</b>	Broken Arrow - Sch Dist (3)	Bixby - Sch Dist (4)	Bixby - Sch Dist (4)
<b># Stories</b>	2	2	1
<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>	Park, Pool Available, Tennis Court	Clubroom, Gated Access, Pool Available	Pool Available, Trails
<b>Dist to Lks/Rvrs</b>			
<b>Lakes/Rivers</b>			
<b>Parking</b>			
<b>Garage</b>	Attached	Attached, Elec Overhead Door, Other	Attached, Elec Overhead Door
<b>\$/SqFt</b>	\$117.91	\$134.19	\$174.10
<b>Tax</b>	\$0	\$2	\$0
<b>Lot SqFt</b>	9,750	11,475	0
<b>Lot Desc</b>			
<b>Basement</b>	None	None	None
<b>Zoning</b>			
<b>Sold Price</b>			
<b>Sold Date</b>			

<b>Remarks</b>	Rare opportunity to own the finest new construction in Sunset Hills! Spectacular setting with water views. Elegant entry leads to a true great room (kitchen/dining/living/20' ceilings.) Master w/views & private patio. 2 beds down/2 up/Office/Game/Theater	NEW CONSTRUCTION by HAVEN HOMES: Transitional Energy Efficient Luxury super split plan! Secluded master 2 beds up & 2 dwn, designer hdwds, gourmet kit, private office, large game rm spray foam insulation all with a breathtaking view of the pond & more!	Experience true originality in the South Tulsa market with this one level modern flare Malibu floor plan, in the Reserve at Addison Creek, a 5 phase master planned community with exclusive amenities!
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<b>MLS#</b>	12727 S 4th 1829999	6511 E 134th 1814151	6644 E 128th 1822431
<b>List Price</b>	\$525,000	\$529,000	\$545,000
<b>List Date</b>	08/10/2018	04/19/2018	06/15/2018
<b>Status</b>	Active	Active	Active
<b>Property Type</b>	Residential	Residential	Residential
<b>Sub Type</b>	House	House	House
<b>DOM</b>	28	141	84
<b>Subdivision</b>	Shelby at Yorktown	Rivers Edge	The Reserve at Addison Creek
<b>Year Built</b>	2018	2018	2018
<b>Sqft</b>	0	4,069	3,900
<b>Beds</b>	4	4	4
<b>Total Baths</b>	3/1	4/1	4/1
<b>Style</b>	Other	Other	Other
<b>School District</b>	Bixby - Sch Dist (4)	Bixby - Sch Dist (4)	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, Gated Access, Park, Pool Av	Fitness Center, Trails
<b>Dist to Lks/Rvrs</b>			
<b>Lakes/Rivers</b>			
<b>Parking</b>			
<b>Garage</b>	Attached	Attached	Attached, Elec Overhead Door
<b>\$/SqFt</b>		\$130.01	\$139.74
<b>Tax</b>	\$1,210	\$1,436	\$0
<b>Lot SqFt</b>	19,672	11,474	0
<b>Lot Desc</b>			
<b>Basement</b>	None	None	None
<b>Zoning</b>			
<b>Sold Price</b>			
<b>Sold Date</b>			

<b>Remarks</b>	STUNNING NEW MODERN FARMHOUSE ON 1/2 ACRE GREENBELT LOT! Features custom built-ins, ext. Hardwd floors, quartz countertops, interior brick details, shiplap walls, foam insulation pkg, high effc. HVAC, tankless H2O, ROOM for POOL! Agent related to seller.	Brand new construction by Stone Creek custom Homes. Kitchen open to family room, eating area off of kitchen. Master suite and a guest bedroom down. Covered patio overlooks pond, vaulted ceilings, 3 car garage. Neighborhood pool. Gated neighborhood.	One of a kind Corona plan offers courtyard entry, extended ceilings, exceptional design and finishes!! Addison Creek will feature parks, open spaces, gym and a pool! The originality that this plan and community bring is unmatched in the Bixby area!
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	<u>Details</u>	<u>Details</u>	<u>Details</u>
	10006 S Hudson	719 W 110th	12755 S 66th
<b>MLS#</b>	1811439	1826278	1831174
<b>List Price</b>	\$549,000	\$559,900	\$564,000
<b>List Date</b>	03/30/2018	07/17/2018	08/20/2018
<b>Status</b>	Active	Active	Active
<b>Property Type</b>	Residential	Residential	Residential
<b>Sub Type</b>	House	House	House
<b>DOM</b>	161	52	18
<b>Subdivision</b>	Oakmont Estates	Haddington Heights	The Reserve at Addison Creek
<b>Year Built</b>	2018	2018	2018
<b>Sqft</b>	0	3,974	3,845
<b>Beds</b>	4	5	4
<b>Total Baths</b>	3/1	4/1	4/1
<b>Style</b>	Other	Other	Other
<b>School District</b>	Jenks - Sch Dist (5)	Jenks - Sch Dist (5)	Bixby - Sch Dist (4)
<b># Stories</b>	2	2	2
<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	Gated Access, Park	Pool Available, Trails
<b>Dist to Lks/Rvrs</b>			
<b>Lakes/Rivers</b>			
<b>Parking</b>			
<b>Garage</b>	Attached, Elec Overhead Door	Attached	Attached, Tandem
<b>\$/SqFt</b>		\$140.89	\$146.68
<b>Tax</b>	\$0	\$600	\$0
<b>Lot SqFt</b>	0	7,150	0
<b>Lot Desc</b>			
<b>Basement</b>	None		None
<b>Zoning</b>			
<b>Sold Price</b>			
<b>Sold Date</b>			

<b>Remarks</b>	Enter through wrought iron doors & enjoy exquisite custom detail & designer finishes throughout. Transitional in style, home features open family, kitchen & dining. GR & 2BRs up. 16 SEER AC, 95% furnaces, Low E Argon Windows. Listing agent related to seller	This Modern Farmhouse style home in the new luxury gated community is everything you are looking for! Tucked away on a hill near all the city amenities and well as easy access to highways! Excellent Jenks public school system!	Experience new construction at it's finest in South Tulsa. Newport opt. A offers a distinct style in The Reserve at Addison Creek. Buyer still as time to make selections!
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	<u>Details</u>	<u>Details</u>	<u>Details</u>
<b>MLS#</b>	12011 S Urbana 1833265	3842 E 161st 1833164	718 W 109th 1827830
<b>List Price</b>	\$564,000	\$580,000	\$589,000
<b>List Date</b>	09/06/2018	09/05/2018	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>	1	2	43
<b>Subdivision</b>	Wind River Crossing	Tulsa Co Unplatted	Haddington Heights
<b>Year Built</b>	2018	2018	2018
<b>Sqft</b>	4,000	3,600	4,226
<b>Beds</b>	5	5	5
<b>Total Baths</b>	4/1	3/1	4/1
<b>Style</b>	Other	Other	Other
<b>School District</b>	Jenks - Sch Dist (5)	Bixby - Sch Dist (4)	Jenks - Sch Dist (5)
<b># Stories</b>	2	2	2
<b>Heat Fuel</b>	Gas	Gas	Gas
<b>Water</b>	City	Rural	City
<b>Water Wst Dis</b>	City	Aerobic	City
<b>Amenities</b>	Gated Access		Gated Access
<b>Dist to Lks/Rvrs</b>			
<b>Lakes/Rivers</b>			
<b>Parking</b>			
<b>Garage</b>	Attached, Elec Overhead Door	Attached, Car Entry - Side, Elec Overhead	Attached
<b>\$/SqFt</b>	\$141.00	\$161.11	\$139.38
<b>Tax</b>	\$1,361	\$0	\$1,340
<b>Lot SqFt</b>	10,496	109,466	10,500
<b>Lot Desc</b>			
<b>Basement</b>	None	None	
<b>Zoning</b>			
<b>Sold Price</b>			
<b>Sold Date</b>			

<b>Remarks</b>	Gated, new construction, gourmet kitchen with separate working kitchen/pantry with a 2nd sink & ice machine, office game room, 2 beds/baths down, 3 bedrooms up. Covered patio.	Don't miss this Harvard Farm opportunity on 2.5 acres in Bixby Schools! 5bed/3.5bath/game/3car! Wooded setting with privacy, yet convenient to major roads/hwys! Builder fav with high-end finishes throughout!	Large Dining/Hearth Room with fireplace. 2 Bedrooms down, 3 beds up. Large game room. Extremely energy efficient, large covered patio with wood burning fireplace. 10' ceilings & 8' interior doors. Perfect yard for pool and Gated.
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	11012 S Fir	12767 S 66th
<b>MLS#</b>	1822775	1822342
<b>List Price</b>	\$598,000	\$599,000
<b>List Date</b>	06/19/2018	06/15/2018
<b>Status</b>	Active	Active
<b>Property Type</b>	Residential	Residential
<b>Sub Type</b>	House	House
<b>DOM</b>	80	84
<b>Subdivision</b>	Haddington Heights	The Reserve at Addison Creek
<b>Year Built</b>	2018	2018
<b>Sqft</b>	0	4,202
<b>Beds</b>	4	5
<b>Total Baths</b>	4/1	4/1
<b>Style</b>	Contemporary	Other
<b>School District</b>	Jenks - Sch Dist (5)	Bixby - Sch Dist (4)
<b># Stories</b>	2	2
<b>Heat Fuel</b>	Gas	Gas
<b>Water</b>	City	City
<b>Water Wst Dis</b>	City	City
<b>Amenities</b>	Gated Access, Park	Fitness Center, Trails
<b>Dist to Lks/Rvrs</b>		
<b>Lakes/Rivers</b>		
<b>Parking</b>		
<b>Garage</b>	Attached, Elec Overhead Door	Attached, Elec Overhead Door
<b>\$/SqFt</b>		\$142.55
<b>Tax</b>	\$1,376	\$0
<b>Lot SqFt</b>	11,492	0
<b>Lot Desc</b>		
<b>Basement</b>	None	None
<b>Zoning</b>		
<b>Sold Price</b>		
<b>Sold Date</b>		

<b>Remarks</b>	Million dollar view! It feels like you have a PRIVATE POND in Parade NEW CONSTRUCTION. Wall of windows & see-thru FP between Family & Den. Kitchen w/black stainless appliances. Pantry w/walk in closet, space for fridg. Game & TV Rms. 4/4.5. Gated.	Preston floor plan. Dream downstairs w/exceptional living spaces, open concept, windows for days, wet bar in media/game down! Beautiful finishes, well thought plan. Addison Creek gives Bixby what they need: park, open outdoor spaces, trails, pool and gym!
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