

3-Up Comparison

Prepared By: Gilda Krantz-Smith

Listings as of 09/07/18 at 3:17 am



	<u>Details</u>	<u>Details</u>	<u>Details</u>
MLS#	12007 S Urbana 1814862	6106 W Charleston 1817920	9922 S Hudson 1811436
List Price	\$610,000	\$639,000	\$639,000
List Date	04/27/2018	05/15/2018	03/30/2018
Status	Active	Active	Active
Property Type	Residential	Residential	Residential
Sub Type	House	House	House
DOM	133	115	161
Subdivision	Wind River Crossing	Berwick South	Oakmont Estates
Year Built	2018	2018	2018
Sqft	4,675	0	0
Beds	4	4	4
Total Baths	4/1	3/1	4/1
Style	Contemporary	Contemporary	Other
School District	Jenks - Sch Dist (5)	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	Gated Access		Gated Access
Dist to Lks/Rvrs			
Lakes/Rivers			
Parking			
Garage	Attached, Elec Overhead Door	Attached, Elec Overhead Door, Storage	Attached, Elec Overhead Door
\$/SqFt	\$130.48		
Tax	\$349	\$1,699	\$0
Lot SqFt	11,178	10,125	0
Lot Desc			
Basement	None	None	None
Zoning			
Sold Price			
Sold Date			

Remarks			
	Parade 2018 NEW CONSTRUCTION with contemporary flair! Open Family with modern FP & shelving. Huge gourmet Kitchen/Hearth Room. Luxurious Master Suite. Large Guest Suite down. Game & Theater Rooms up. Gated neighborhood. Jenks SE.	MOSTLY 1-STORY contemporary New Construction. Parade 2018 Contemporary New Construction. 3 Bd down, 2 Offices, 2 FP. All hardwoods down. Two huge rooms up plus Bath. Faux finishes. Chef Kitchen w/huge Pantry. Outdoor grill. Energy Star.	California inspired home in So.Tulsa in gated community of Oakmont Estates.Light % airy exuding comfort&luxury.16 SEER AC 95% effic.furnaces,Low E argon windows w/solar brd decking makes this home highly energy efficient. Listing agent related to seller.

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MLS#	709 W 109th 1825047	6583 E 122nd 1830707	4711 S Quinoa 1831788
List Price	\$649,900	\$650,000	\$689,000
List Date	07/06/2018	08/17/2018	08/25/2018
Status	Active	Active	Active
Property Type	Residential	Residential	Residential
Sub Type	House	House	House
DOM	63	21	13
Subdivision	Haddington Heights	Woodmere	Berwick South
Year Built	2018	2018	2018
Sqft	4,175	4,685	0
Beds	4	5	5
Total Baths	3/1	4/1	4/1
Style	Other	Other	Contemporary
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	Gated Access	
Dist to Lks/Rvrs			
Lakes/Rivers			
Parking			
Garage	Attached, Elec Overhead Door	Car Entry - Side, Elec Overhead Door, (Attached, Elec Overhead Door
\$/SqFt	\$155.66	\$138.74	
Tax	\$1,683	\$679	\$1,699
Lot SqFt	11,761	13,060	10,863
Lot Desc			
Basement	None	None	None
Zoning			
Sold Price			
Sold Date			

Remarks	Sixth Day Properties Cottage Style Luxury Home! Fabulous lot on cul-de-sac w/ 2 back patios for outdoor fun! Office, Gameroom, Saferoom, Media room, Mudroom & Sitting room off of Master are just some of the extras! New gated community in Jenks Schools!	Gated,new construction just under 1/3 acre surrounded by mature trees! All bedrooms have private baths & walk-in closets (2 down)Chefs kitchen w/16' quartz island, office,2 half baths, floor to ceiling windows covered patio w/fp, game & media rm w/wet bar	5 BD NEW CONSTRUCTION w/3 bedrooms down open to Kitchen/Hearth Rm w/commercial frig, Pantry w/wine cooler, storage, space for 2nd frig, Laundry/Craft Rm. One BD up has 2 built-in bunk beds w/storage. Huge Game Rm w/bar seating, sink, microwave.
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MLS#	5812 W Waco 1811288	6110 W Charleston 1821736	5716 W Charleston 1808636
List Price	\$699,000	\$750,000	\$799,000
List Date	03/29/2018	06/16/2018	03/09/2018
Status	Active	Active	Active
Property Type	Residential	Residential	Residential
Sub Type	House	House	House
DOM	162	83	182
Subdivision	Berwick Fairways II	Berwick South	Berwick Fairways I
Year Built	2018	2018	2018
Sqft	5,000	0	5,343
Beds	4	4	5
Total Baths	3/2	4/1	4/2
Style	Other	Contemporary	Other
School District	Bixby - Sch Dist (4)	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	Courtesy Patrol, Gated Access, Trails		Gated Access, Park
Dist to Lks/Rvrs			
Lakes/Rivers			
Parking			
Garage	Attached, Elec Overhead Door	Attached, Elec Overhead Door	Elec Overhead Door
\$/SqFt	\$139.80		\$149.54
Tax	\$1,985	\$166	\$0
Lot SqFt	11,732	10,666	11,717
Lot Desc			
Basement	None	None	None
Zoning			
Sold Price			
Sold Date			

Remarks	2018 Parade Home in gated Berwick Fairways II. Grand 2 story entry, Oversized kitchen & living with 12' ceilings. Spacious office with fireplace & vaulted ceilings. Loaded with woodwork including grid ceilings. Extra lg game room w/ 1/2 bath & theatre	Full brick Contemporary Parade 2018 NEW CONSTRUCTION. Samsung Chef's Kitchen w/2 range/ovens + 2 built-in ovens. Walk-in Pantry w/frig. Wine Rm w/cooler/storage/humidor. 2 Offices. TV Rm dn. Huge Game Rm. Upper & Lower Patios w/FP & awesome pond view!	New Construction, backing to Creek. Open plan, over-sized Kitchen with large Island. Nook w/serving bar. First floor game-room w/beams. Master plus guest suite down. 3 beds, 2 baths, game-room plus theater room up!
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