

HOME FOR SALE

7141 S Quincy Ave, Home #1

2 Bedroom / 1.5 Bath 1,184 sq. ft.

Reduced to \$399,000 ~~\$449,000~~



This beautiful light-filled home features a covered wrap-around front porch with striking views of the common green and its shade giving elm tree and the Common House where you can gather with your friends and neighbors.

This never lived-in home features:

- Single-story living
- Open concept living/dining/kitchen with vaulted ceilings

- Large north/south facing windows and entrance doors with glass insets/blinds that bring in lots of natural light
- Well-appointed, all-electric U-shaped kitchen with generous storage, walk-in pantry, stainless steel induction stove /oven, vent hood, refrigerator, and deep single sink
- Warm pallet with quartz counter tops, soft close cabinets, and luxury vinyl flooring throughout
- Energy efficient construction and use of geothermal energy for sustainable low-cost year-round comfort



- Master suite has two large closets with extra floor-to-ceiling storage, full-bath with walk-in shower, modern vanity & lighted medicine cabinet, and comfort height toilet
- Second bedroom/office/craft room with large closet and extra storage
- Separate half-bath is also a hardened space for storm protection
- Generous hall laundry for side-by-side or stackable washer/dryer and storage

- Covered 8 ft. deep front and back porches with ceiling fans extend the living space outdoors
- Safety features include fire protection (detectors, alarmed, sprinkled, and TFD monitored) and double walls between homes



Additional amenities include a common house with fully-stocked cooking kitchen, grand room for shared meals and activities, living room and two guest rooms, and an art studio, plus access to shared resources including a dog park, community garden, walking paths, fire pit, gardening equipment, workshop and shared tools.



The home includes membership in Heartwood Commons a lively, cohousing neighborhood of 36 homes for active adults in one of America's most desirable, livable cities. Tulsa, a progressive city, offers the charm and friendliness of a small town combined with the amenities of a vibrant urban center, all at an accessible cost.

Monthly HOA dues for the home of \$545 cover water, sewer, trash, recycling, high-speed internet, a cable TV package, and the homeowner's share of operational expenses and reserves for long-term maintenance and replacement costs, leaving remaining monthly expenses of only electric, cell, condo property insurance, and property taxes.

Optional covered parking available for an additional fee.

For a Resident's Perspective: Contact community member Suzy at 918-519-5298. She can share what it's actually like to live here, explain the cohousing lifestyle, and answer questions about our shared spaces and community culture.

For Real Estate Inquiries: Contact our official listing agent, Jenny Wilner with McGraw Realtors, at 415-624-7353. She can assist you with pricing.



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