

HOME FOR SALE
7141 S Quincy Ave, Home #19
2 Bedroom / 1 Bath 1,006 sq. ft.
Reduced to \$324,900 ~~\$399,900~~

a dedicated garage is available for an additional fee



This charming two-bedroom, one bath 1,006 sq. ft. home opens directly onto the welcoming common green with its beautiful elm tree and is steps away from the community common house and all its amenities.

This two-year old home features:

- Single-story living
- Open concept living/dining/kitchen with vaulted ceilings
- Large north/south facing windows, two dimmable sun tunnels and entrance doors with glass insets/blinds that bring in lots of natural light

- Well-appointed, all-electric kitchen with oversized island, pantry, built-in stainless steel oven/microwave, induction stove top with vent hood, refrigerator, and deep sink
- Cool 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
- Accessible bathroom with roll-in shower with grab bars, modern vanity/lighted medicine cabinet, and comfort height toilet



- Spacious primary bedroom accommodates a queen/king and has a large closet with extra floor to ceiling storage
- Second bedroom/office/craft room with large closet and extra storage
- Generous hall laundry for stackable w/d with shelving
- *Includes a like-new LG stackable washer/dryer, custom blinds throughout, and a queen bed with Beautyrest PressureSmart mattress*
- 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 the bathroom is built for storm protection



Additional amenities include a common house with 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.

HOA dues for the home and garage of \$547 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.

A dedicated 27 ft. deep single garage is available for \$25,000.

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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