

HOME FOR SALE

7141 S Quincy Ave, Home #1

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

Reduced to \$375,000



This beautiful, never-lived-in home is light-filled and designed for comfortable single-story living. Its covered wrap around porch offers a peaceful view of the common green. Steps away is the Common House – a place to gather with friends and neighbors.

Home Features

- **Single-story living** with an open-concept living, dining, and kitchen area
- **Vaulted ceilings** and large north/south-facing windows that fill the home with natural light
- Entrance doors with **glass insets and blinds**
- Well-appointed, all-electric **U-shaped kitchen** with generous storage and walk-in pantry
- Stainless-steel **induction range/oven, vent hood, refrigerator, and deep sink**



- Cool, inviting palette with **quartz countertops, soft-close cabinetry, and luxury vinyl flooring throughout**
- **Energy-efficient construction** and geothermal heating and cooling for sustainable, low-cost year-round comfort
- Spacious **primary suite** with two large closets, additional floor-to-ceiling storage, and a full bath
- Primary bath with **walk-in shower, modern vanity, lighted medicine cabinet, and comfort-height toilet**
- Second bedroom with large closet and additional storage—perfect for a **bedroom, office, craft room, or guest room**
- Separate **half-bath**, which also serves as a hardened storm-protected space
- Generous hall laundry with room for a **side-by-side or stackable washer and dryer**, plus storage



- Covered **8-foot-deep front and back porches**, both with ceiling fans, extending living space outdoors
- Enhanced safety features, including **fire detectors, alarm, sprinkler system, fire department monitoring, and double fire walls between homes**

More Than a Home

Your home includes membership in **Heartwood Commons**, a lively cohousing neighborhood community of 36 privately owned homes for active adults.

The community's **Common House** includes:

- Fully equipped cooking kitchen for preparing shared meals
- Grand room for sharing meals, celebrations, and activities
- Comfortable living room for relaxing, movies, and smaller activities
- Two guest rooms with baths
- Art studio
- Secure mail delivery

Residents also enjoy shared resources and outdoor spaces including a **dog park, community garden, a Monarch habitat garden, walking paths, fire pit, workshop, shared tools and gardening equipment.**



Easy, Connected Lifestyle

Heartwood Commons is designed around the idea that home is about more than four walls. Here, neighbors know one another, friendships flourish, and people look out for each other—while everyone maintains the privacy and independence of their own home.

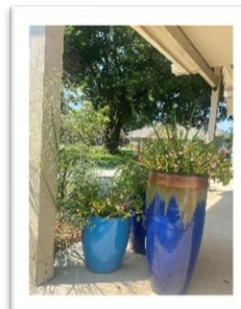
Located in **Tulsa, Oklahoma**, Heartwood Commons combines the friendliness and accessibility of a small town with the culture, amenities, and opportunities of a vibrant city—all at an appealing low cost of living.

Monthly HOA dues (for 2026) of \$545 a month cover: water and sewer, trash and recycling, high-speed internet, cable TV package, homeowner's share of community operating expenses, and reserves for long-term maintenance and replacement costs. Remaining monthly expenses are limited to electricity, cell phone, condo property insurance, and property taxes.

Optional covered parking (garage or carport) is available for an additional fee, as availability allows.

Discover What Makes Heartwood Commons Special

For more information about this home and Heartwood Commons, contact community member **Suzy Sharp at 918-519-5298**. She will be happy to answer your questions, share information about Heartwood Commons, and arrange an in-person or virtual tour of the home and community.



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