

HOME FOR SALE
7141 S Quincy Ave, Home #29
2 Bedroom / 1 Bath 1,006 sq. ft.
Reduced to \$325,000



This light-filled, roomy, flexible 2-bedroom/1 bathroom single-level home opens to a colorful pathway lined with vibrant perennials and yard art.

This never lived-in 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 bring in lots of natural light
- Well-appointed, all-electric kitchen with oversized island accommodates multiple cooks, pantry, built-in stainless steel oven/microwave, induction stove top with vent hood,

refrigerator, and deep double sink

- Warm color 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 at the back of the home for privacy 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 washer/dryer with shelving
- 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 \$513 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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