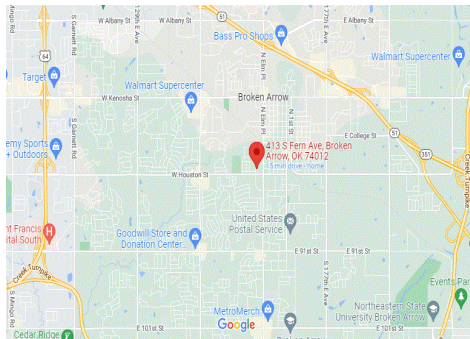
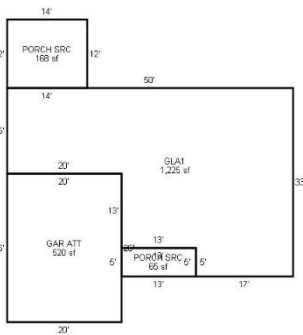




FOR SALE

\$173,000



SCAN ME

- 1,225 SQ FT
- 3 BEDROOMS, 1.5 BATHS
- CENTRAL HVAC
- LOT SIZE - 8,880 SQ FT
- BUILT - 1969
- PARCEL - 80490-84-10-00900

MEADOW HEIGHTS

Custom kitchen & bathroom cabinets, paint, trim, hardware & fixtures.
Walking distance to Broken Arrow's illustrious Rose District. Nearby shopping, restaurants, entertainment, & convenience stores.
Make an offer soon - it will not last!
Visit <http://houses918.com> for additional details.

PROPERTY ADDRESS:
413 S FERN AVE
BROKEN ARROW, OK 74012
W of Elm, N of Housston (81st St)

LEGAL DESCRIPTION:
SUBDIVISION - MEADOW HEIGHTS
LOT 10 - BLOCK 2
SECTION 10 - TOWNSHIP 18 - RANGE 14



CONTACT US TODAY
Call / Text: 918.928.5657
info@houses918.com
<http://houses918.com>

Use smart phone camera to scan QR Code, below asking price, above, to access additional information about this property.

413 S Fern Ave, Broken Arrow, OK 74012

RENOVATION SCHEDULED!

Custom Kitchen Cabinets
Brand New Appliances
Custom Bathroom Cabinets
1" Granite Countertops Throughout
Luxury Vinyl Tile Flooring
New Carpet In Bedrooms
New Light Fixtures
New Plumbing Fixtures / Faucets
New Hardware

Central HVAC
New Garage Door & Opener
Large Attic / Storage
Large/Shaded Back Yard
Gas Wood Burning Fireplace
Quiet Neighborhood
Friendly Neighbors

½ Mile from Downtown Broken Arrow / Rose District

COMPARABLE RECENT SALES

Address	Bedrooms	Bathrooms	Sq Ft	Date Sold	Sold Price	\$/sf	Zillow Value	Adjusted
429 S Hickory Ave	3	1	1,139	5/6/22	150,000	132.00	153,900	135.00
429 S Fern Ave	3	2	1,128	2/1/22	153,000	136.00	162,700	143.00
1104 W Knoxville	3	2	1,263	10/4/21	176,000	139.00	197,000	156.00
Average Sold \$/sf						136.00		
413 S Fern Ave	3	1.5	1,225				174,000	145.00

Based upon the most recent comparable sales and adjusted Zestimate, 413 S Fern Ave has a current adjusted \$/sf of \$141.00 Accordingly, this property has an estimated Market Value of \$172,725.

Estimated Market Value - \$172,725

Listed at \$173,000, 413 S Fern Ave is at parity to current market value, and has a DEAL VALUE of:

<u>VALUE RATING</u>	<u>% OF MARKET VALUE</u>
POWER DEAL!	
EXCELLENT	85
GREAT	90
GOOD	95
X PAR	100

To make an offer on 413 S Fern Ave, Broken Arrow, OK 74012, call:

Marty Hatcher
918-928-5657

Use smart phone camera to scan QR Code, below asking price, above, to access additional information about this property.