

# REAL ESTATE AUCTION

## *The Estate at Forest Park*

10726 S. Lakewood Avenue, Tulsa, OK 74137

### PROPERTY INFORMATION

<b>Location:</b>	<b>10726 S. Lakewood Avenue, Tulsa, OK 74137</b>
<b>County:</b>	<b>Tulsa</b>
<b>Property Type:</b>	<b>Residential</b>
<b>Bedrooms &amp; Baths:</b>	<b>6 BR / 11 BA</b>
<b>Garages:</b>	<b>5 - Attached</b>
<b>Year Constructed:</b>	<b>2003</b>
<b>Exterior:</b>	<b>Stone/Stucco</b>
<b>Square Footage:</b>	<b>14,000 +/- Sq. Ft.</b>
<b>Acreage Size:</b>	<b>1.73 +/- Acres</b>
<b>Fireplaces:</b>	<b>5 - Gas</b>
<b>Electric</b>	<b>Public Service Company of Tulsa (Avg. \$465)</b>
<b>Gas:</b>	<b>Oklahoma Natural Gas (Avg. \$127)</b>
<b>Water/Sewer:</b>	<b>City of Tulsa (Avg. \$126)</b>
<b>School Systems:</b>	<b>Jenks School District</b>
<b>Fire Department:</b>	<b>Tulsa Fire Department</b>
<b>Security:</b>	<b>Tulsa Police Department</b>

#### **AUCTIONEER'S NOTE:**

- **HOA dues: \$2,000, annually - includes security and neighborhood upkeep**

This Beautiful Property is available prior to live auction. Call the auction office to schedule your private showing today!



A PREMIER REAL ESTATE MARKETING FIRM

## **First Floor**

### **Entry**

- 4" Thick Oak Doors
- 20' Ceiling with Mural by William Franklin
- Chandelier on Wire Pulley
- 6" Walnut Waxed Floors by French Brown
- Winding Staircase

### **Kitchen**

- Walnut Hardwood Flooring
  - Heated Floors
- Crown Molding
- Butler's Pantry
- William Oh Cabinets
- Subzero 700 Series Refrigerator & Freezer Drawers
- Subzero Wine Refrigerator
- Granite Countertops – 3" Slab
- Breakfast Bar
- Island
- 6 Burner Gas Stove & Dacor Warming Drawer
- GE Advantium Convection Oven & Microwave
- Asko Dishwasher

### **Formal Dining Room**

- Crown Molding
- Chandelier

### **Family Room**

- Beamed Ceiling
- Surround Sound
- Large Windows
- Hand Crafted Stone Fireplace (Gas)

### **Game Room**

- Fireplace (Gas)
- Surround Sound
- Wet Bar
- Brentwood Cabinets
- Kitchen Aid Ice Maker
- Subzero Mini-fridge

### **Indoor Basketball Court**

- Half Court
- Air Suspension Oak Flooring
- Adjustable Goal
- Lounge & Bar Area
- Drinking Fountain
- Bathroom
  - Marble Tile
  - Shower
  - Wet Sauna

### **Master Suite**

- Dual Side Fireplace
- Sitting Room
- His & Hers Walk-in Closets
- Master Bath
  - Granite Vanity Countertops
  - Jetted Spa Tub

- Walkthrough Shower
- Heated Travertine Floors

- GE Microwave, Range, Stove, & Microwave

### **Office/Study**

- Wet Bar
- 12' Walnut Coffered Ceiling
- Walnut Cabinets & Shelves
- Marble Gas Fireplace with Walnut Mantle
- Walnut Floors

### **Bedroom**

- Private Bath
- Spacious Closet

### **Second Floor**

#### **Theatre Room**

- Surround Sound
- Automated Blinds
- Two Level Seating
- Built-In Screen & Projector
- Mini Kitchen
- Wet Bar
- Small Capacity Dishwasher

#### **Separate Apartment**

- Private Entrance Accessible by Stairs or Elevator
- Spacious Bedroom
- Bathroom
- Large Living Area
- Full Kitchen
  - Granite Countertops

### **Laundry Room**

- Granite Countertops
- Brookhaven Cabinets

### **3 Bedrooms**

- Private Baths
- Spacious Closets

### **Home Technology**

- Programmable Lightolier Lighting in each room
- AMX Controls
- Home Wide Sound System
- Geothermal Heating
- Backup Generator
- Water Softening System (EcoWater System)
- Alarm System with 5 Cameras

### **Outdoor**

- Patio
- Kitchen Area
- Tennis Court
- Tennis House
  - Half Bath
  - Water Heater
  - Storage
- Heated Pool
  - Diving Board
  - Elevated Hot Tub

- Hands Free Cleaner
- Pool House
  - Fireplace
  - Solora Gas Grill
  - Sink
  - Small Water Heater
  - Separate Storage Room
  - Large Flat Screen TV
  - Restrooms

## **Second Floor**

### **Separate Apartment**

- Private Entrance Accessible by Stairs or Elevator
- Spacious Bedroom
- Bathroom
- Large Living Area
- Full Kitchen
  - Granite Countertops
  - GE Microwave, Range, Stove, & Microwave

### **Laundry Room**

- Granite Countertops
- Brookhaven Cabinets

### **Office**

- Wet Bar

### **3 Guest Bedrooms**

- Private Baths

### **Home Technology**

- Programmable Lightolier Lighting in each room
- AMX Controls
- Home Wide Sound System
- Geothermal Heating
- Backup Generator
- Water Softening System (EcoWater System)
- Alarm System with 5 Cameras

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