

HICKORY FALLS



OVERVIEW



HICKORY FALLS

Hickory Falls is the newest 1/2 acre lot neighborhood located right in the heart of some of Tulsa's most stunning scenery. The community sits in the beautiful Tulsa Hill Country. Bluff views for miles, waterfalls, and heavily treed reserves with boulders make Hickory Falls the place to be. All of the lots are perfect for a family or couple looking for more space without sacrificing location. The lots will remain wooded with mature trees. Hickory Falls is the perfect place for people to build the home of their dreams.

Aside from the naturally beauty, the location is perfect, as the Creek Turnpike is easily accessible. It is only minutes to some of Tulsa's favorite areas for shopping, dining, and recreation. Right down the street is the highly rated Freedom Elementary School. Many private schools are also located within close proximity to Hickory Falls.

Hickory Falls is the ideal community for those looking for a beautiful lot, convenience to anywhere in town, and the highly rated Freedom Elementary School.

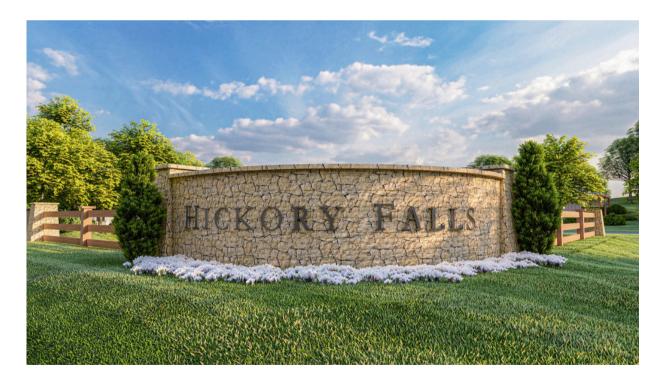
CONTACT

ROB MILES



ENTRANCE





CONTACT

ROB MILES BAILEY MILES 918-232-4084



HOMES





CONTACT

ROB MILES 918-232-4083



HOMES



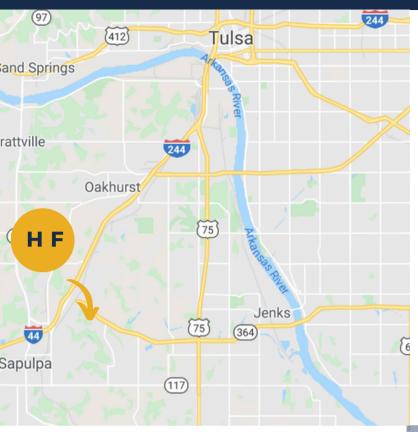


CONTACT

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OVERVIEW



LOCATION

One of the best features of Hickory Falls is it's location. Nestled near the Creek Turnpike, Hickory Falls is only a few minutes to many of Tulsa's most sought after areas.

- 12 Minutes to Downtown Tulsa
- 6 Minutes to Tulsa Hills Shopping & Dining
- 8 Minutes to South Tulsa's Shopping & Dining
- 5 Minutes to Glenpool Shopping & Dining
- Easy Access to I-44 & 244 to OKC or Joplin
- · 6 Minutes to the Jenks Riverwalk

AMENTITIES

Located conveniently in the heart of the Tulsa Hill Country, Hickory Falls gives residents beautiful views and scenery, while still keeping them close to many amenities which include:

- Tulsa Hills Shopping
- The Oaks Golf Course
- Minutes from Downtown Tulsa
- Glenpoll Shopping
- Creek Turnpike Access
- Turkey Mountain Wilderness Area
- South Tulsa's Shopping & Dining
- Oklahoma Aquarium
- Historic Downtown Sapulpa
- Arkansas River & Tulsa Riverwalk
- Right off of Historic Route 66









ROB MILES 918-232-4<u>083</u>



OVERVIEW



SCHOOLS

Located just minutes from Hickory Falls is the highly rated Freedom Elemntary. GreatSchools has rated freedom a 9/10, which is comparable to some of Jenks and Bixby's elementary schools. This best kept secret wont be a secret for long.

There are also many privtae schools located close to Hickory Falls. Some private schools such as Metro Christian Academy, Holland Hall, Riverfield, Cascia Hall, Bishop Kelley, and Regent Prep are all examples of close private schools.

GROWTH

It is no secret the Tulsa Hill Country is growing and growing fast. The Tulsa Hill Country encomapsses much of the west side of Tulsa. Tulsa Hills shopping and dining has spurred much of the growth and it continues to move forward. Glenpool and Sapulpa are attracting many retail and commercial businesses. Not only is Hickory Falls a great place to live, but also the area is continuing to thrive and attract some of the best busineesses and opporunities in the greater Tulsa area.







CONTACT

ROB MILES 918-232-4083



COVENANTS

LOT SIZE

All lots will be half acre or larger with mature trees

SINGLE STORY SQFT

2200 square foot minimum

TWO STORY SQFT 2800 square foot minimum

MINIMUM SIDE YARDS
7 1/2 feet on both sides

5 BUILDING SETBACK
30 feet

ROOF 8/12 minimum

7 EXTERIORS 75% masonry

8 WINDOWS
Vinyl or wood clad

9 GARAGES
2 car minimum

LANDSCAPE
Landscaping is required within 60 days of completion

*PLANS THAT ARE NOT IN COMPLIANCE WILL BE REVIEWED BY THE ARCHITECTURAL COMMITTEE

CONTACT

ROB MILES 918-232-4083



COVENANTS

11

SHINGLES

All shingles will be 30 year weather wood, thunderstorm gray, or black shingles.

NOTE:

There will be a HOA in Hickory Falls

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OUT BUILIDINGS

All outbuilding must be approved by the architectural committe and consist of current house materials and colors.

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FENCING

6 Foot privacy fence and ranch rail will be allowed.

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MAILBOXES

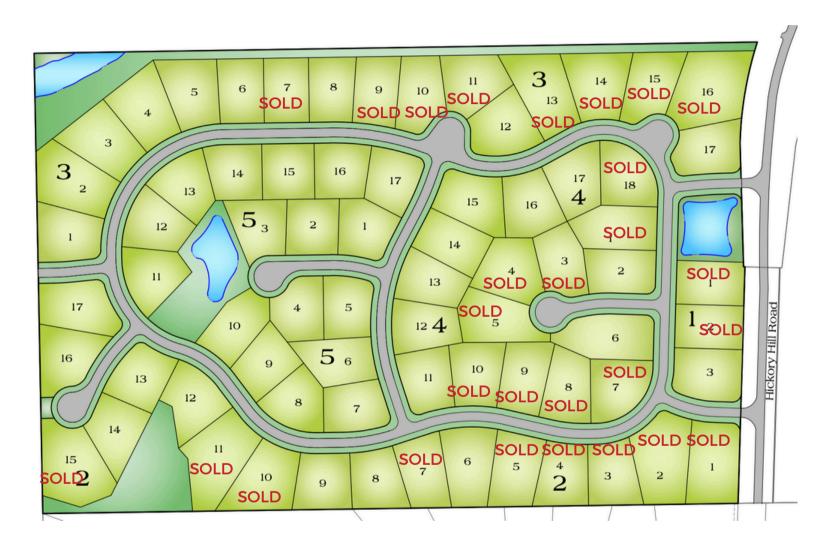
All mailboxes will be the same and provided by development specified vendor.

CONTACT

ROB MILES 918-232-4083



PLAT & PRICING



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LOT PRICING

BLOCK 1		BLOCK 3		BLOCK 4		BLOCK 5	
LOT 1	\$95,000	LOT 1	\$105,000	LOT 1	\$90,000	LOT 1	\$125,000
LOT 2	\$90,000	LOT 2	\$155,000	LOT 2	\$90,000	LOT 2	\$110,000
LOT 3	\$85,000	LOT 3	\$175,000	LOT 3	\$90,000	LOT 3	\$135,000
		LOT 4	\$175,000	LOT 4	\$100,000	LOT 4	\$110,000
		LOT 5	\$175,000	LOT 5	\$100,000	LOT 5	\$120,000
		LOT 6	\$165,000	LOT 6	\$90,000	LOT 6	\$120,000
BLOCK 2		LOT 7	\$140,000	LOT 7	\$90,000	LOT 7	\$120,000
LOT 1	\$75,000 \$85,000 \$85,,000 \$85,000	LOT 8	\$120,000	LOT 8	\$90,000	LOT 8	\$100,000
LOT 2		LOT 9	\$115,000	LOT 9	\$90,000	LOT 9	\$115,000
LOT 3 LOT 4 LOT 5		LOT 10	\$115,000	LOT 10	\$90,000	LOT 10	\$140,000
		LOT 11	\$115,000	LOT 11	\$95,000	LOT 11	\$140,000
		LOT 12	\$95,000	LOT 12	\$95,000	LOT 12	\$125,000
LOT 6	\$90,000	0,000 5,000 5,000 LOT 13 LOT 14 LOT 15 LOT 16	\$95,000	LOT 13	\$95,000	LOT 13	\$125,000
LOT 7	\$95,000		\$85,000	LOT 14	\$95,000	LOT 14	\$115,000
LOT 8	\$85,000		\$85,000	LOT 15	\$95,000	LOT 15	\$110,000
LOT 9	\$95,000		\$90,000	LOT 16	\$90,000	LOT 16	\$110,000
LOT 10	\$120,000		\$75,000	LOT 17	\$85,000	LOT 17	\$125,000
LOT 11	\$135,000	2011	<i>₩19</i> ,000	LOT 18	\$85,000	2011	#12),000
LOT 12	\$120,000			10110	Ψ υ), υυυ		
LOT 13	\$85,000						

RED = RESERVED

LOT 14

LOT 15

LOT 16 LOT 17

BLUE = AVAILABLE

\$125,000 \$145,000

\$115,000

\$110,000



