



COLDWELL BANKER | SELECT

CHUPPS AUCTION COMPANY

TERMS & CONDITIONS

5309 S Narcissus Ave Broken Arrow, OK 74011

Wednesday Sep 2, 2026

- Properties sold at auction are sold “As Is”, “Where Is” with no warranties expressed or implied. Properties are sold to the highest bidder with no Buyer contingencies allowed. Seller has the right to reject the high bid amount.
- High bidder is required by seller to put 10% of the purchase price, down at the time of sale, with the balance being due within 30 days at closing. The earnest money amount is **NON REFUNDABLE** unless the property fails to close due to fault of the seller. Earnest money may be paid by personal check with proper ID or cashiers check.
- All buyer inspections are to be done prior to the auction. They may be done at the public open house times or by appointment. Neither Coldwell Banker Select nor Chupps Auction inspects the property on the buyer’s behalf. Read the contract to determine the existence of any disclosures, exclusions, representations or disclaimers. Do not bid if you have not inspected the property. By bidding, you agree to all disclosures and auction terms and conditions. **DO NOT BID** if you have not registered (day of auction), received a Bidder’s Card and have read and agreed to be bound by the terms of sale in the Contract as they are enforceable against you upon becoming the high bidder.
- Seller is not providing a survey of any kind. Buyer costs include but are not limited to; 5% Buyers Premium, Closing company fee \$350, Title opinion fee \$350, Title insurance fee TBD, Final abstracting \$250, Filing deed \$15, Federal & state name checks \$75 plus any other fees to buyer required to close the sale (all approximated). Any costs incurred by the Buyer to obtain financing are the sole responsibility of the Buyer.
- Square footage data is provided by the County Courthouse or appraiser and are considered an estimate.
- Upon closing, Buyer receives a deed and insurable title to each property as evidenced by the Title Insurance offered by the Closing Company.
- ANY ANNOUNCEMENTS DAY OF SALE SUPERSEDE WRITTEN TERMS

For further information or questions, contact

The Chupp Team

Dale 918-630-0495 - Maria 918-697-6589 - Justin 918-640-5024

Residential Client Full

5309 S Narcissus Avenue Broken Arrow, OK 74011-4641

MLS#: **2627065**
Status: **Incomplete**County: **Tulsa**
School District: **Broken Arrow - Sch Dist (3)**
Census Tract: **18N-14E-34**
Type: **House**
Subdivision: **Windsor Oaks**
Multiple Parcels: **No**List Price:
LP/SQ:
List Date:

General Information

Style: **W** Size: **1528 / Court House**
 Beds: **3** Acres: **0.21** SqFt: **1528 / Court House**
 Baths: **2/0** Lt Sze-Sqft: **8,959** SqFt2:
 Dir Hse Faces: **W** SqFt3:
 Year Built: **1999 / Court House** Under Const:
 Pool: **None** Handicap: **No**
 Mineral Rights: Storm Shelter: **None**
 Roof: **Asphalt / Fiberglass**
 Lot Description: **Mature Trees**
 Legal: **LT 2 BLK 7 Windsor Oaks**

Directions: **Directions: From the Creek Turnpike take the Aspen Ave exit and go north 7/10 mi to East 111th St S/ W Florence St, turn east go 4/10 mi to S Oak Ave, turn right then left on Gulfport, follow around curve to Narcissus go approx 4/10 miles, house on left**

Remarks: **Auction Property! Live onsite auction Wed Sep 2 12:01 PM Opening bid: \$100,000 Move-In Ready Broken Arrow Home! Well-maintained 3-bedroom, 2-bath brick home with a desirable open floor plan and 2-car garage. Offering 1,528 sq. ft. (built in 1999), this home features a spacious living area that flows seamlessly into the kitchen and dining spaces, making it ideal for both everyday living and entertaining. Major updates include a newer roof, HVAC system, and water heater, providing peace of mind for years to come. Step outside to enjoy the fenced backyard, perfect for pets, play, or relaxing evenings, along with a convenient storage shed for lawn equipment and extra storage. Located in a desirable Broken Arrow neighborhood, this home is ready for its next owner!**

Counter Top Material: Laminate, Other	Listing Information	Windows: Vinyl	
Garage: 2, Attached, Elec Overhead Door	Windows: Patio/Deck:	Patio: Patio	
Foundation: Slab	Fence: Privacy	Exterior Features: Gutters	
Exterior: Partial Brick, Other	Exterior Features: Shed	Additional Bldgs: Wood Frame	
Floors: Carpet, Laminate, Tile	Construction: Wood Frame		
Basement:	Features & Utilities	Hot Water: Electric	Sewer: City
Water: City	Hot Water: Electric	Appliances Incl: Dishwasher, Disposal, Range/Oven	
Fireplaces: 1/ Gas Logs	Appliances Incl: Central AC	Cooling: Single	
Heating: Electric/Central	Oven Description: Single		
Range Description: Stove			
Energy: Ceiling Fans, Insulated Doors, Insulated Windows			
Interior: Vaulted Ceiling			
Utility Connect Avail: Electric, Gas, Water			
Appliance Connections: Dryer-Electric (220), Hot Water Heater-Gas, Range-Gas, Washer Connection			

Stories: **1.0** Room Features
of Liv Areas: **1**

Click on the arrow to view Additional Rooms

Room Type	Level	Description	Room Type	Level	Description
Kitchen	Level 1	Breakfast Nook, Pantry	Living Room	Level 1	Fireplace
Utility Room	Level 1	Inside	Primary Bedroom	Level 1	Separate Closets, Walk-in Closet
Bedroom	Level 1	No Bath	Bedroom	Level 1	No Bath
Primary Bath	Level 1	Double Sink, Separate Shower	Hall Bath	Level 1	Bathtub, Full Bath

School District: Broken Arrow - Sch Dist (3)	School Information	
Middle/Jr High School:	Grade School:	
	High School:	
HOA: Yes	HOA Fee: \$100/Annual	HOA Information
Condo Fee Includes:	Unit: None	% Interest:
	Amenities:	
Taxes/Tax Yr/Tax ID: \$1,922/2025/82074-84-34-29320	Taxes	
	Homestead: Yes	
Green Certified: No	Green Rating & Features	
Rating Org:	Energy Star Rated:	HERS Rated:

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OKLAHOMA REAL ESTATE COMMISSION

APPENDIX A. RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENT

Notice to Seller: Oklahoma Law (the "Residential Property Condition Disclosure Act," Title 60, O.S., § 831 *et seq.*) requires Sellers of 1 and/or 2 residential dwelling units to complete this form. A Seller must complete, sign and date this disclosure form and deliver it or cause it to be delivered to a purchaser as soon as practicable, but in any event no later than before an offer is accepted by the Seller. If the Seller becomes aware of a defect after delivery of this statement, but before the Seller accepts an offer to purchase, the Seller must deliver or cause to be delivered an amended disclosure statement disclosing the newly discovered defect to the Purchaser. If the disclosure form or amendment is delivered to a Purchaser after an offer to purchase has been made by the Purchaser, the offer to purchase shall be accepted by the Seller only after a Purchaser has acknowledged receipt of this statement and confirmed the offer to purchase in writing.

Notice to Purchaser: The declarations and information contained in this disclosure statement are not warranties, express or implied of any kind, and are not a substitute for any inspections or warranties the Purchaser may wish to obtain. The information contained in this disclosure statement is not intended to be a part of any contract between the Purchaser and Seller. The information and statements contained in this disclosure statement are declarations and representations of the Seller and are not the representations of the real estate licensee.

"Defect" means a condition, malfunction, or problem that would have a materially adverse effect on the monetary value of the property, or that would impair the health or safety of future occupants of the property. 59 O.S. Section 832(9).

LOCATION OF SUBJECT PROPERTY 5309 South Narcissus Avenue, Broken Arrow, OK 74011

SELLER IS ☐ **IS NOT** ☒ **OCCUPYING THE SUBJECT PROPERTY.**

Instructions to the Seller: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Complete this form yourself. (4) If an item is not on the property, or will not be included in the sale, mark "None/Not Included." If you do not know the facts, mark "Do Not Know if Working." (5) The date of completion by you may not be more than 180 days prior to the date this form is received by a purchaser.

ARE THE ITEMS LISTED BELOW IN NORMAL WORKING ORDER?

Appliances/Systems/Services	Working	Not Working	Do Not Know if Working	None/ Not Included
Sprinkler System	☐	☐	☐	☒
Swimming Pool	☐	☐	☐	☒
Hot Tub/Spa	☐	☐	☐	☒
Water Heater ☐ Electric ☒ Gas ☐ Solar <i>New March 2025</i>	☒	☐	☐	☐
Water Purifier	☐	☐	☐	☒
Water Softener ☐ Leased ☐ Owned	☐	☐	☐	☒
Sump Pump	☐	☐	☐	☒
Plumbing	☒	☐	☐	☐
Whirlpool Tub	☐	☐	☐	☒
Sewer System ☒ Public ☐ Private If private, select type: ☐ Septic/Aerobic ☐ Septic/Lateral Lines ☐ Septic/Lagoon	☒	☐	☐	☐
Air Conditioning System ☒ Electric ☐ Gas ☐ Heat Pump	☒	☐	☐	☐
Window Air Conditioner(s)	☐	☐	☐	☒
Attic Fan	☐	☐	☐	☒
Fireplaces	☒	☐	☐	☐
Heating System ☒ Electric ☐ Gas ☐ Heat Pump <i>New 2022</i>	☒	☐	☐	☐
Humidifier	☐	☐	☐	☒
Ceiling Fans	☒	☐	☐	☐
Gas Supply ☒ Public ☐ Propane ☐ Butane	☒	☐	☐	☐
Propane Tank ☐ Leased ☐ Owned	☐	☐	☐	☒

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Appliances/Systems/Services (Continued from page 1)	Working	Not Working	Do Not Know if Working	None/ Not Included
Electric Air Purifier	☐	☐	☐	☒
Garage Door Opener	☒	☐	☐	☐
Intercom	☐	☐	☐	☒
Central Vacuum	☐	☐	☐	☒
Security System ☐ Leased ☐ Owned ☐ Monitored ☐ Financed	☐	☐	☐	☒
Smoke Detectors	☒	☐	☐	☐
Fire Suppression System Date of Last Inspection _____	☐	☐	☐	☒
Dishwasher	☒	☐	☐	☐
Electrical Wiring	☒	☐	☐	☐
Garbage Disposal	☒	☐	☐	☐
Gas Grill	☐	☐	☐	☒
Vent Hood	☒	☐	☐	☐
Microwave Oven	☐	☐	☐	☒
Built-in Oven/Range	☒	☐	☐	☐
Kitchen Stove	☒	☐	☐	☐
Trash Compactor	☐	☐	☐	☒
Built-In Icemaker	☐	☐	☐	☒
Solar Panels ☐ Leased ☐ Owned ☐ Financed	☐	☐	☐	☒
Generators ☐ Leased ☐ Owned ☐ Financed	☐	☐	☐	☒
Source of Household Water ☒ Public ☐ Well ☐ Private/Rural District	☒	☐	☐	☐

IF YOU ANSWERED Not Working to any items on pages 1 and 2, please explain. Attach additional pages with your signature.

Zoning and Historical

1. Property is zoned: (Check One) ☒ residential ☐ commercial ☐ historical ☐ office ☐ agricultural ☐ industrial
☐ urban conservation ☐ other ☐ unknown ☐ no zoning classification
2. Is the property designated as historical or located in a registered historical district or historic preservation overlay district?
☐ Yes ☒ No ☐ Unknown

Flood and Water

- | | Yes | No |
|---|--------------------------|-------------------------------------|
| 3. Are you aware if the dwelling or improvements are located in a FEMA defined flood zone?
☐ Yes ☒ No ☐ Unknown
If yes, what type of flood zone? (check all that apply)
☐ 100-year flood zone ☐ 500-year flood zone ☐ floodway ☐ outside hazard area
Are you aware if the dwelling or improvements are located in a municipal or other government defined flood zone? ☐ Yes ☒ No ☐ Unknown If yes, what type of flood zone? | | |
| 4. Are you aware if the dwelling or improvements are located in or adjacent to a regulated flood control reservoir (dam)? ☐ Yes ☒ No ☐ Unknown | | |
| 5. Are you aware of any flood insurance requirements concerning the property? | ☐ | ☒ |
| 6. Are you aware of any flood insurance on the property? | ☐ | ☒ |

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Flood and Water	Yes	No
7. Are you aware of the property being damaged or affected by flood, storm run-off, sewer backup, draining or grading defects?	☐	☒
8. Are you aware of any surface or ground water drainage systems which assist in draining the property, e.g. "French Drains?"	☐	☒
9. Are you aware of any occurrence of water in the heating and air conditioning duct system?	☐	☒
10. Are you aware of water seepage, leakage or other draining defects in any of the improvements on the property?	☐	☒

Additions/Alterations/Repairs	Yes	No
11. Are you aware of any additions being made without required permits?	☐	☒
12. Are you aware of any previous foundation repairs?	☐	☒
13. Are you aware of any alterations or repairs having been made to correct defects?	☐	☒
14. Are you aware of any defect or condition affecting the interior or exterior walls, ceilings, roof structure, slab/foundation, basement/storm cellar, floors, windows, doors, fences or garage?	☐	☒
15. Are you aware of the roof covering ever being repaired or replaced during your ownership of the property?	☒	☐
16. Approximate age of roof covering, if known <u>Jan. 2022</u> number of layers, if known <u>2</u>		
17. Do you know of any current defects with the roof covering?	☐	☒
18. Are you aware of treatment for termite or wood-destroying organism infestation?	☐	☒
19. Are you aware of a termite bait system installed on the property? If yes, annual cost \$.	☐	☒
20. Are you aware of any damage caused by termites or wood-destroying organisms?	☐	☒
21. Are you aware of major fire, tornado, hail, earthquake or wind damage?	☐	☒
22. Have you ever received payment on an insurance claim for damages to residential property and/or any improvements which were not repaired?	☐	☒
23. Are you aware of defects pertaining to sewer, septic, lateral lines or aerobic system?	☐	☒

Environmental	Yes	No
24. Are you aware of the presence of asbestos?	☐	☒
25. Are you aware of the presence of radon gas?	☐	☒
26. Have you tested for radon gas?	☐	☒
27. Are you aware of the presence of lead-based paint?	☐	☒
28. Have you tested for lead-based paint?	☐	☒
29. Are you aware of any underground storage tanks on the property?	☐	☒
30. Are you aware of the presence of a landfill on the property?	☐	☒
31. Are you aware of the existence of hazardous or regulated materials and other conditions having an environmental impact?	☐	☒
32. Are you aware of the existence of prior manufacturing of methamphetamine?	☐	☒
33. Have you had the property inspected for mold?	☐	☒
34. Are you aware of any remedial treatment for mold on the property?	☐	☒
35. Are you aware of any condition on the property that would impair the health or safety of the occupants?	☐	☒
36. Are you aware of any wells located on the property?	☐	☒
37. Are you aware of any dams located on the property? If yes, are you responsible for the maintenance of that dam? ☐ Yes ☒ No	☐	☒

Property Shared in Common, Easements, Homeowner's Associations and Legal	Yes	No
38. Are you aware of features of the property shared in common with the adjoining landowners, such as fences, driveways, and roads whose use or responsibility has an effect on the property?	☐	☒

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Property Shared in Common, Easements, Homeowner's Associations and Legal (Continued from page 3)	Yes	No
39. Other than utility easements serving the property, are you aware of any easements or right-of-ways affecting the property?	☐	☒
40. Are you aware of encroachments affecting the property?	☐	☒
41. Are you aware of a mandatory homeowner's association?		
Amount of dues \$ <u>100.00</u> Special Assessment \$ _____		
Payable: (check one) ☐ monthly ☐ quarterly ☒ annually	☒	☐
Are there unpaid dues or assessments for the property? ☐ YES ☒ NO		
If yes, what is the amount? \$ _____ Manager's Name _____		
Phone Number _____		
42. Are you aware of any zoning, building code or setback requirement violations?	☐	☒
43. Are you aware of any notices from any government or government-sponsored agencies or any other entities affecting the property?	☐	☒
44. Are you aware of any surface leases, including but not limited to agricultural, commercial or oil and gas?	☐	☒
45. Are you aware of any filed litigation or lawsuits directly or indirectly affecting the property, including a foreclosure?	☐	☒
46. Is the property located in a fire district which requires payment?		
If yes, amount of fee \$ _____ Paid to Whom _____	☐	☒
Payable: (check one) ☐ monthly ☐ quarterly ☐ annually		
47. Is the property located in a private utility district?		
Check applicable ☐ Water ☐ Garbage ☐ Sewer ☐ Other		
If other, explain _____	☐	☒
Initial membership fee \$ _____ Annual membership fee \$ _____ (if more than one utility attach additional pages)		
Miscellaneous	Yes	No
48. Are you aware of other defect(s) affecting the property not disclosed above?	☐	☒
49. Are you aware of any other fees, leases, liens, dues or financed fixtures or improvements required on the property that you have not disclosed?	☐	☒
50. Are you aware of any warranties covering the property, its fixtures, or improvements (foundation, roof shingles, etc.)?	☐	☒

If you answered YES to any of the items on pages 2-4, list the item number(s) and explain. If needed, attach additional pages with your signature(s), date(s) and location of the subject property.

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On the date this form is signed, the seller states that based on seller's **CURRENT ACTUAL KNOWLEDGE** of the property, the information contained above is true and accurate.

Are there any additional pages attached to this disclosure? ☐ YES ☒ NO If yes, how many? _____

Jamie E. Stone 7-17-26
 Seller's Signature Date

 Seller's Signature Date

A real estate licensee has no duty to the Seller or the Purchaser to conduct an independent inspection of the property and has no duty to independently verify the accuracy or completeness of any statement made by the Seller in the disclosure statement.

The Purchaser understands that the disclosures given by the Seller on this statement are not a warranty of condition. The Purchaser is urged to carefully inspect the property, and, if desired, to have the property inspected by a licensed expert. For specific uses, restrictions and flood zone status, contact the local planning, zoning and/or engineering department. The Purchaser acknowledges that the Purchaser has read and received a signed copy of this statement. This completed acknowledgement should accompany an offer to purchase on the property identified. This is to advise that this disclosure statement is not valid after 180 days from the date completed by the Seller.

 Purchaser's Signature Date

 Purchaser's Signature Date

The disclosure and disclaimer statement forms and the Oklahoma Residential Property Condition Disclosure Act information pamphlet are made available at the Oklahoma Real Estate Commission www.orec.ok.gov.

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Seller's Initials JES

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