

WORLD OF HOMES

A TULSA WORLD MEDIA COMPANY
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MIDWEST MODERN

Upscale residence in midtown Tulsa
features innovative style of local architect

PAGE 2

THESE FEATURED HOMES ON PAGE 5



HYDE PARK AT TULSA HILLS

Luxury patio
home in active
55+ gated Tulsa
community offers
high-end finishes



SOUTHERN TRAILS ESTATES

Sophisticated
Broken Arrow
residence features
spacious master
suite



COPPERFIELD ESTATES

Beautiful Jenks
home features
updated kitchen;
new siding,
flooring and
master bath

Feature

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Tulsa World photo

ABOVE: The extraordinary imported sink in the powder bathroom is crafted from green onyx.

Courtesy cover photo/Nathan Harmon

SIMPLY SUPERB

By Stefanie Forney

World of Homes Editor

Local architect Brian Freese of Freese & Associates designed the distinctive upscale residence at 2241 E. 31st Place in his innovative signature Midwest modern style.

"This home is a good example of Midwest modern, a phrase I use to describe my approach to architecture. It is a reflection of, and artistic response to, the local climate, geography, culture, era, construction materials and technologies of this city, state and the larger region," says Freese.

"The locally sourced stone, the simple plate steel canopies and steel details, the wood beams and trellises, all lend an air of a calm and confident modern architecture that makes sense in this place," he adds. "It is not an L.A. modern or a New York modern. It is a modern architecture that looks natural and well placed here, where we live."

Although it is modern, the home exhibits a warm elegance and fits well in the Oaknoll neighborhood.

"The scale, proportions and materials are respectful

of the neighborhood and allow it to play nicely with the surrounding homes. A well-designed modern home can be an important addition to an established neighborhood, but it must be appropriately scaled," Freese emphasizes.

Surprisingly, the home seems larger than its 3,802 square feet due to several features, including a large span of glass showcasing the entry courtyard and backyard, a second-level sky bridge that opens to the public space below, high ceilings and materials in a light palate, inside and out.

The distinctive entry courtyard is one of Freese's favorite features in this home.

"An entry court is a great method of capturing space usually relegated to street traffic and giving it to the homeowners so they can enjoy it," Freese says.

"It establishes a transition between the public exterior and private interior spaces, enhancing the experience of approaching and walking through the home, while creating a series of layers. As one moves from one layer to the next — from street to auto court, to entry court to home interior — it creates an important and almost theatrical sequence of events."



Courtesy photos/Nathan Harmon

TOP: The living space, dining room and kitchen flow together beautifully for family time and entertaining.

INSET: Stained western red cedar tops the private entry courtyard, which opens to the guest bedroom/office as well as the foyer.

The new home features five bedrooms, four baths and a climate-controlled interior storage room with a safe room. The guest suite, which opens to the entry courtyard, is ideal as a mother-in-law suite or office. An upstairs bedroom could serve as an informal living area.

Storage is abundant, including the pantry built into the side of the staircase, which faces the kitchen.

Continued next page

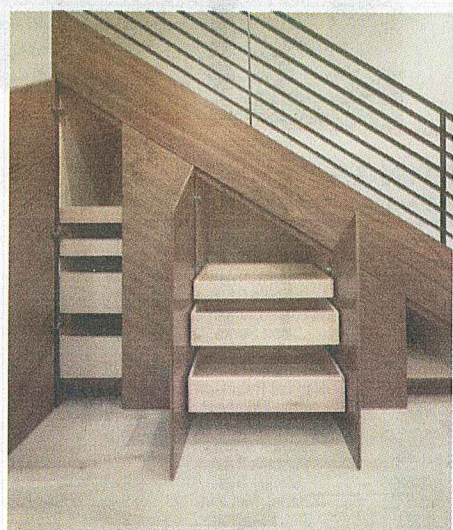
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Feature

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ABOVE: Utilizing storage space under the stairs, the pantry is hidden behind a wall of exquisite pattern-matched walnut.

In addition, the quality of the craftsmanship is evident in the choice of features and finishes used throughout the home. For example, three craftsmen came together to create the extensive European-style pattern-matched walnut cabinetry.

The home has an outdoor oasis featuring a raised patio with trellis as well as a designated sitting area under a mature saucer magnolia tree in the backyard.

The three-car garage includes a workshop area with built-in shelving, upgraded lighting and professional epoxy floor.

The home is listed for \$1.28 million. For more information or to make an appointment to see it, contact Amy Cavallin, the Keller Williams Realtor representing the property, at 918-760-9058 or email acavallin@kw.com.

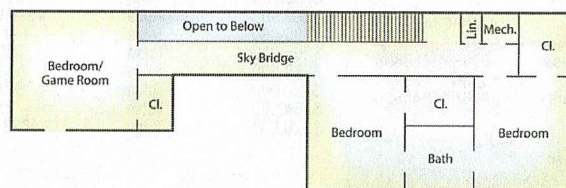


LEFT: The outdoor retreat begins with a western red cedar raised patio with trellis, which is accessible from the master suite and living areas. Beyond that is a designated sitting area beneath a mature saucer magnolia tree. The urban oasis-style backyard is designed for minimal mowing and pruning.

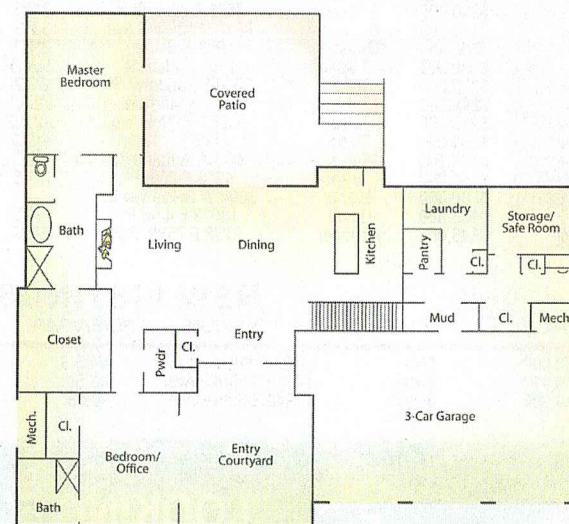
Courtesy photos/Nathan Harmon



LEFT: The master bathroom features heated flooring, floating cabinets with under-cabinet lighting and touchless faucets that will remember your water temperature preference.



UPSTAIRS



MAIN FLOOR

2241 E. 31st Place, Tulsa

PRICE: \$1.28 million
BEDROOMS: 5
BATHS: 3 full, 1 half
GARAGE: 3-car
YEAR BUILT: 2017
LOT SIZE: .28 acre

SQ. FOOTAGE: 3,802
EXTERIOR: Stucco and stone
SCHOOLS: Tulsa
EXTRAS: Entry courtyard; custom glass sky bridge connecting upstairs living spaces; 9- to 23-foot-high

ceilings; hardwood floors; pattern-matched walnut cabinetry and millwork; quartz kitchen countertops, up-scale appliances and island; pantry; designer plumbing fixtures; numerous built-ins; security and AV system

pre-wiring; Ignis linear bio-ethanol fireplace with granite surround; audio system; solid-core doors; energy-saving features; irrigation system; outdoor oasis; French drains; parking court and more

OFFERED BY: Amy Cavallin • Keller Williams Realty • 918-760-9058 **OPEN HOUSE TOURS:** By Appointment