



Coby Real Estate
COBY HOMES

CLIENT PROPERTY COMPARISON

September 14, 2026

SAVANNAH ESTATES · YUKON, OK

Your homes, *side by side*.

Two options. A clear view of the costs, space, and tradeoffs.



PROPERTY A

14012

Tybee Island Dr

Yukon, OK 73099 · Savannah Estates

\$314,900 list price

4 / 2	1,701	~11,060	2026
bed / bath	sq ft	lot sq ft	built

Lynndale Plus · Under construction



PROPERTY B

14017

Giverny Ave

Yukon, OK 73099 · Savannah Estates

\$289,900 list price

3 / 2	1,543	~6,159	2026
bed / bath	sq ft	lot sq ft	built

Lower monthly cost & cash at closing

ESTIMATED MONTHLY TOTAL

\$2,622.01

Tybee Island Dr

\$2,408.61

Giverny Ave

\$213.40

less / month

Includes principal, interest, taxes, insurance, and HOA. Full cost worksheet on page 2.

THE TRADEOFF

Tybee adds one bedroom, 158 sq ft, and a larger lot. Giverny is estimated at \$213.40 less per month and \$297.31 less to bring to closing.

Planning figures only. Not lender verified. Not a Loan Estimate or a loan offer.

Anthony Coby

Keller Williams Elite · OK License #202722

01 / 03

580-483-2596 · cobyhomes.com

anthonicoby@gmail.com

Each office independently owned and operated. · Equal Housing Opportunity.

THE COST COMPARISON

Every number, in one place.

VA loan estimates · Tybee Island Dr compared with Giverny Ave

0%

down payment

6.625%

interest rate

~7.1%

APR

\$36.67

monthly HOA

Cost item	Tybee	Giverny	Difference
List price	\$314,900	\$289,900	+\$25,000
Price used for estimate	\$315,000	\$289,000	+\$26,000
Monthly total (incl. HOA) ¹	\$2,622.01	\$2,408.61	+\$213.40
Principal & interest	\$2,060.34	\$1,890.28	+\$170.06
Homeowners insurance	\$262.50	\$240.83	+\$21.67
Property taxes	\$262.50	\$240.83	+\$21.67
HOA dues	\$36.67	\$36.67	\$0.00
VA funding fee (financed)	\$6,772.50	\$6,213.50	+\$559.00
Fixed closing costs	\$4,267.00	\$4,172.00	+\$95.00
Prepaid costs	\$5,601.06	\$5,138.75	+\$462.31
Total closing costs	\$9,868.06	\$9,310.75	+\$557.31
Earnest money credit	\$3,150.00	\$2,890.00	+\$260.00
Bring to closing (estimate)	\$6,718.06	\$6,420.75	+\$297.31

Difference = Tybee minus Giverny.

¹ The source labels these totals "PITI"; the figures also include HOA. Dollar amounts are unchanged. VA funding fees are financed. Cash to bring to closing equals total closing costs less the earnest money credit.

Why prices differ: the estimates use \$315,000 for Tybee and \$289,000 for Giverny, while list prices are \$314,900 and \$289,900. Approximate price per sq ft in the source: \$185 and \$187, respectively.

Planning figures only. Not lender verified. Not a Loan Estimate or a loan offer.

Anthony Coby

Keller Williams Elite · OK License #202722

02 / 03

580-483-2596 · cobyhomes.com

anthonycoby@gmail.com

Each office independently owned and operated. · Equal Housing Opportunity.



BEYOND THE NUMBERS

What matters to you?

Same neighborhood. Different strengths.

Tybee Island Dr

STRENGTHS

- True 4-bedroom split floor plan; 158 more sq ft of living space.
- Approximately 11,060 sq ft lot, about 1.8 times Giverny's lot.
- Wood-look ceramic tile, gas log fireplace, and bay-window dining.
- Stainless appliances, 5-burner gas range, quartz or granite counters, and under-cabinet lighting.
- Primary suite: garden tub, tiled walk-in shower, double vanity, and walk-in closet.
- Covered back patio; near Kilpatrick Turnpike and shopping.

TRADEOFFS

- \$25,000 higher list price; \$26,000 higher price used for the estimate.
- About \$213 more per month and \$297 more to bring to closing.
- Under construction in the source. Confirm timing, availability, and finish selections.

Giverny Ave

STRENGTHS

- Lower estimated monthly payment and cash to bring to closing.
- 3-bedroom split floor plan with kitchen island.
- Samsung appliances, soft-close cabinets, and under-cabinet LED lighting.
- Radiant barrier roof decking and a tankless water heater.
- Extra tornado safety measures and a covered back patio, as described in the source.
- Same neighborhood and HOA; near the turnpike and practical for the Paycom area.

TRADEOFFS

- One fewer bedroom and 158 less sq ft inside.
- Smaller lot: approximately 6,159 sq ft versus 11,060 sq ft.
- Fewer luxury finishes highlighted in the source comparison.

Space or monthly comfort?

Tybee emphasizes a fourth bedroom and outdoor space. Giverny emphasizes a lower payment and less cash at closing.

All numbers are estimates and are not lender verified. Your lender must verify every financial figure, rate, fee, tax, insurance, HOA, and final cash-to-close amount. Confirm property details and availability with Anthony.

Photos: Home Creations (linked) · Property facts and estimates: supplied September 14 comparison.

Planning figures only. Not lender verified. Not a Loan Estimate or a loan offer.