

The Nett Group Real Estate Advisors

SELLER REPORT



1409 Birchwood Cove Ct | Ballwin

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Residential Single Line

Distance	MLS #	St	Status Date	P Type	Address	Muni/Twp	City	Area	CDOM	Price Bd	Bth	SqFt	Abv	Lsz	Age	Off	ID
4.6 mi	18036974	A	05/10/2018	RESI	407 Hunters Hill Dr	Chesterfield	Chesterfield	167	4	\$425,000	4	4 (3 1)	2,574	0.310 0	36	CBG	15
3.9 mi	18024533	A	05/09/2018	RESI	579 Briarwyck Dr	Ballwin	Ballwin	168	5	\$409,900	4	3 (2 1)	2,382	0.287 0	44	CBG	03
2.4 mi	18038126	A	05/14/2018	RESI	1357 Haute Loire Dr	Unincorporated	Ballwin	168	0	\$450,000	4	3 (2 1)	2,836	0.508 0	42	BHAL	05
3.6 mi	18038021	A	05/14/2018	RESI	760 Arbor Haven Dr	Unincorporated	Ballwin	169	0	\$415,000	6	3 (3 0)	2,566	0.290 0	27	FFRR	01
0.7 mi	18036877	A	05/13/2018	RESI	795 Whispering Meadows Dr	Manchester	Manchester	169	1	\$434,900	4	3 (3 0)	2,332	0.250 0	31	CBG	11
2.9 mi	18036448	A	05/08/2018	RESI	1369 Red Oak Plantation Dr	Unincorporated	Ballwin	169	6	\$449,900	4	4 (3 1)	2,532	0.194 0	8	CBG	11
4.6 mi	18014085	A	02/26/2018	RESI	12044 Conway Rd	Westwood	Westwood	167	44	\$470,000	4	3 (3 0)	3,112	1.040 0	80	BHAL	05
2.0 mi	18028058	A	04/12/2018	RESI	928 Pheasant Woods Dr	Manchester	Manchester	169	15	\$439,000	4	4 (3 1)	2,584	0.250 0	26	RMXR	04
4.5 mi	17088242	A	11/08/2017	RESI	14426 Open Meadow Ct	Chesterfield	Chesterfield	167	210	\$469,944	2	4 (3 1)	2,921	0.181 0	35	MORE	01
0.7 mi	18031926	A	04/24/2018	RESI	537 Huntley Heights	Unincorporated	Ballwin	169	102	\$420,000	4	4 (3 1)	2,604	0.230 0	35	KWSW	01
0.0 mi	18027037	A	04/17/2018	RESI	1409 Birchwood Cove Ct	Unincorporated	Ballwin	169	27	\$429,000	4	4 (3 1)	2,739	0.480 0	35	KWRC	01
1.8 mi	18014102	A	02/27/2018	RESI	807 Orpington Ct	Des Peres	Des Peres	169	76	\$479,900	4	4 (3 1)	2,931	0.298 0	40	MCAR	01
4.0 mi	18037287	CO		RESI	511 Redondo Dr	Chesterfield	Chesterfield	168		\$429,900	4	3 (3 0)	2,550	0.580 0	52	LAUP	01
3.2 mi	18036823	CO		RESI	14500 Wellington Estates	Chesterfield	Chesterfield	168		\$489,000	3	3 (2 1)	2,802	0.300 0	23	RDFN	01
3.5 mi	18020317	S	05/08/2018	RESI	12331 Harflo Lane	Town And County	Town and Country	168	23	\$470,000	4	3 (3 0)	2,942	1.000 0	65	MCFE	01
0.6 mi	17085013	S	05/10/2018	RESI	1614 Dalton Terr	Manchester	Manchester	169	159	\$452,000	4	3 (2 1)	2,632	0.300 0	28	CBG	15
1.4 mi	18026896	S	05/11/2018	RESI	1212 John Ryan Lane	Manchester	Manchester	169	0	\$489,287	4	3 (3 0)	2,136	0.170 0		AMRH	01

Search Criteria

CTH Change_Type is one of 'New Listing', 'Price Change', 'Coming Soon', 'Pending', 'Sold', 'Expired', 'Cancelled'

Property Type is 'Residential'

Latitude, Longitude is within 5.00 mi of 1409 Birchwood Cove Ct, Ballwin, MO 63021, USA

SchoolDistrict is 'Parkway C-2'

Price is 400000 to 500000

CTH Last Modified Date Time is 5/7/2018+

Selected 17 of 17 results.

All information herein has not been verified, is not guaranteed and is for the exclusive use of authorized users only.

Property Type: Residential

CTH Change_Type is one of 'New Listing', 'Price Change', 'Coming Soon', 'Pending', 'Sold', 'Expired', 'Cancelled' Property Type is 'Residential' Latitude, Longitude is within 5.00 mi of 1409 Birchwood Cove Ct, Ballwin, MO 63021, USA SchoolDistrict is 'Parkway C-2' Price is 400000 to 500000 CTH Last Modified Date Time is 5/7/2018+

407 Hunters Hill Dr, Chesterfield 63017-3446

MLS #:	18036974	Status:	ACT	Stat Dt:	05/10/18	List Pr:	\$425,000
Area:	Parkway Central	Bd:	4	Sq Ft:	2574	Sell Pr:	
Muni/Twp:	Chesterfield			Pr/SqFt:	\$165.11	CDOM:	4
GA/CR:	2/0	Bth:	4 (3 1)	Age:	36	Schl Dist:	Parkway C-2
Style:	2 Story/Other					Acre:	0.310
SubD:	Conway Meadows Six						
Lot SF:	13,504 (County Records)						

579 Briarwyck Dr, Ballwin 63011-2455

MLS #:	18024533	Status:	ACT	Stat Dt:	05/09/18	List Pr:	\$409,900
Area:	Parkway West	Bd:	4	Sq Ft:	2382	Sell Pr:	
Muni/Twp:	Ballwin			Pr/SqFt:	\$172.08	CDOM:	5
GA/CR:	2/0	Bth:	3 (2 1)	Age:	44	Schl Dist:	Parkway C-2
Style:	2 Story/Other					Acre:	0.287
SubD:	Park Huntington						
Lot SF:	12,502 (County Records)						

1357 Haute Loire Dr, Ballwin 63011-2965

MLS #:	18038126	Status:	ACT	Stat Dt:	05/14/18	List Pr:	\$450,000
Area:	Parkway West	Bd:	4	Sq Ft:	2836	Sell Pr:	
Muni/Twp:	Unincorporated			Pr/SqFt:	\$158.67	CDOM:	0
GA/CR:	2/0	Bth:	3 (2 1)	Age:	42	Schl Dist:	Parkway C-2
Style:	2 Story/Other					Acre:	0.508
SubD:	Lafayette Farms						
Lot SF:	22,128 (County Records)						

760 Arbor Haven Dr, Ballwin 63021-7360

MLS #:	18038021	Status:	ACT	Stat Dt:	05/14/18	List Pr:	\$415,000
Area:	Parkway South	Bd:	6	Sq Ft:	2566	Sell Pr:	
Muni/Twp:	Unincorporated			Pr/SqFt:	\$161.73	CDOM:	0
GA/CR:	3/0	Bth:	3 (3 0)	Age:	27	Schl Dist:	Parkway C-2
Style:	1 Story/Ranch					Acre:	0.290
SubD:	Arbor Oaks						
Lot SF:	12,632 (County Records)						

795 Whispering Meadows Dr, Manchester 63021

MLS #:	18036877	Status:	ACT	Stat Dt:	05/13/18	List Pr:	\$434,900
Area:	Parkway South	Bd:	4	Sq Ft:	2332	Sell Pr:	
Muni/Twp:	Manchester			Pr/SqFt:	\$186.49	CDOM:	1
GA/CR:	6/0	Bth:	3 (3 0)	Age:	31	Schl Dist:	Parkway C-2
Style:	1 Story/Ranch					Acre:	0.250
SubD:	Carman Meadows						
Lot SF:	10,890 (County Records)						

1369 Red Oak Plantation Dr, Ballwin 63021-3321

MLS #:	18036448	Status:	ACT	Stat Dt:	05/08/18	List Pr:	\$449,900
Area:	Parkway South	Bd:	4	Sq Ft:	2532	Sell Pr:	
Muni/Twp:	Unincorporated			Pr/SqFt:	\$177.69	CDOM:	6
GA/CR:	2/0	Bth:	4 (3 1)	Age:	8	Schl Dist:	Parkway C-2
Style:	2 Story/Other					Acre:	0.194
SubD:	Arbor Valley						
Lot SF:	8,451 (County Records)						

Presented By: Mike Nettemeyer Phone: 636-614-5132

Featured properties may not be listed by the office/agent presenting the brochure.

All information herein has not been verified and is not guaranteed.

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Property Type: Residential

12044 Conway Rd, Westwood 63131-2417

MLS #: **18014085** Status: **ACT**
 Area: **Parkway Central** Bd: **4**
 Muni/Twp: **Westwood**
 GA/CR: **3/3** Bth: **3 (3 0)**
 Style: **1.5 Story/Other**
 SubD: **None**
 Lot SF: **45,302 (County Records)**

Stat Dt: **02/26/18**
 Sq Ft: **3112**
 Pr/SqFt: **\$151.03**
 Age: **80**

List Pr: **\$470,000**
 Sell Pr:
 CDOM: **44**
 Schl Dist: **Parkway C-2**
 Acre: **1.040**

928 Pheasant Woods Dr, Manchester 63021-4309

MLS #: **18028058** Status: **ACT**
 Area: **Parkway South** Bd: **4**
 Muni/Twp: **Manchester**
 GA/CR: **3/0** Bth: **4 (3 1)**
 Style: **2 Story/Other**
 SubD: **Audubon Woods Add**
 Lot SF: **10,890 (County Records)**

Stat Dt: **04/12/18**
 Sq Ft: **2584**
 Pr/SqFt: **\$169.89**
 Age: **26**

List Pr: **\$439,000**
 Sell Pr:
 CDOM: **15**
 Schl Dist: **Parkway C-2**
 Acre: **0.250**

14426 Open Meadow Ct West, Chesterfield 63017

MLS #: **17088242** Status: **ACT**
 Area: **Parkway Central** Bd: **2**
 Muni/Twp: **Chesterfield**
 GA/CR: **2/0** Bth: **4 (3 1)**
 Style: **2 Story/Townhouse**
 SubD: **Conway Meadows**
 Lot SF: **7,884 (County Records)**

Stat Dt: **11/08/17**
 Sq Ft: **2921**
 Pr/SqFt: **\$160.88**
 Age: **35**

List Pr: **\$469,944**
 Sell Pr:
 CDOM: **210**
 Schl Dist: **Parkway C-2**
 Acre: **0.181**

537 Huntley Heights, Ballwin 63021-5884

MLS #: **18031926** Status: **ACT**
 Area: **Parkway South** Bd: **4**
 Muni/Twp: **Unincorporated**
 GA/CR: **2/0** Bth: **4 (3 1)**
 Style: **2 Story/Other**
 SubD: **Ridgemont 4**
 Lot SF: **10,019 (County Records)**

Stat Dt: **04/24/18**
 Sq Ft: **2604**
 Pr/SqFt: **\$161.29**
 Age: **35**

List Pr: **\$420,000**
 Sell Pr:
 CDOM: **102**
 Schl Dist: **Parkway C-2**
 Acre: **0.230**

1409 Birchwood Cove Ct, Ballwin 63021-5765

MLS #: **18027037** Status: **ACT**
 Area: **Parkway South** Bd: **4**
 Muni/Twp: **Unincorporated**
 GA/CR: **2/0** Bth: **4 (3 1)**
 Style: **2 Story/Other**
 SubD: **Forest Oak Estates 1**
 Lot SF: **20,909 (County Records)**

Stat Dt: **04/17/18**
 Sq Ft: **2739**
 Pr/SqFt: **\$156.63**
 Age: **35**

List Pr: **\$429,000**
 Sell Pr:
 CDOM: **27**
 Schl Dist: **Parkway C-2**
 Acre: **0.480**

807 Orpington Ct, Des Peres 63131-2030

MLS #: **18014102** Status: **ACT**
 Area: **Parkway South** Bd: **4**
 Muni/Twp: **Des Peres**
 GA/CR: **3/0** Bth: **4 (3 1)**
 Style: **2 Story/Other**
 SubD: **Four Winds Farm Estates**
 Lot SF: **12,981 (County Records)**

Stat Dt: **02/27/18**
 Sq Ft: **2931**
 Pr/SqFt: **\$163.73**
 Age: **40**

List Pr: **\$479,900**
 Sell Pr:
 CDOM: **76**
 Schl Dist: **Parkway C-2**
 Acre: **0.298**

Property Type: Residential

511 Redondo Dr, Chesterfield 63017-7071

MLS #: **18037287** Status: **CO**
 Area: **Parkway West** Bd: **4**
 Muni/Twp: **Chesterfield**
 GA/CR: **2/0** Bth: **3 (3 0)**
 Style: **1 Story/Ranch**
 SubD: **Claymont Estates 1**
 Lot SF: **25,265 (County Records)**

Stat Dt: **05/11/18**
 Sq Ft: **2550**
 Pr/SqFt: **\$168.59**
 Age: **52**

List Pr: **\$429,900**
 Sell Pr:
 CDOM:
 Schl Dist: **Parkway C-2**
 Acre: **0.580**

14500 Wellington Estates, Chesterfield 63017-7952

MLS #: **18036823** Status: **CO**
 Area: **Parkway West** Bd: **3**
 Muni/Twp: **Chesterfield**
 GA/CR: **2/0** Bth: **3 (2 1)**
 Style: **1 Story/Ranch**
 SubD: **Wellington Estates**
 Lot SF: **13,068 (County Records)**

Stat Dt: **05/11/18**
 Sq Ft: **2802**
 Pr/SqFt: **\$174.52**
 Age: **23**

List Pr: **\$489,000**
 Sell Pr:
 CDOM:
 Schl Dist: **Parkway C-2**
 Acre: **0.300**

12331 Harflo Lane, Town And Country 63131

MLS #: **18020317** Status: **SLD**
 Area: **Parkway West** Bd: **4**
 Muni/Twp: **Town and Country**
 GA/CR: **2/0** Bth: **3 (3 0)**
 Style: **1 Story/Ranch**
 SubD: **Harflo Acres**
 Lot SF: **43,560 (County Records)**

Stat Dt: **05/08/18**
 Sq Ft: **2942**
 Pr/SqFt: **\$159.76**
 Age: **65**

List Pr: **\$486,500**
 Sell Pr: **\$470,000**
 CDOM: **23**
 Schl Dist: **Parkway C-2**
 Acre: **1.000**

1614 Dalton Terr, Manchester 63021-7078

MLS #: **17085013** Status: **SLD**
 Area: **Parkway South** Bd: **4**
 Muni/Twp: **Manchester**
 GA/CR: **2/0** Bth: **3 (2 1)**
 Style: **2 Story/Other**
 SubD: **Carman Acres**
 Lot SF: **13,068 (County Records)**

Stat Dt: **05/10/18**
 Sq Ft: **2632**
 Pr/SqFt: **\$171.73**
 Age: **28**

List Pr: **\$459,900**
 Sell Pr: **\$452,000**
 CDOM: **159**
 Schl Dist: **Parkway C-2**
 Acre: **0.300**

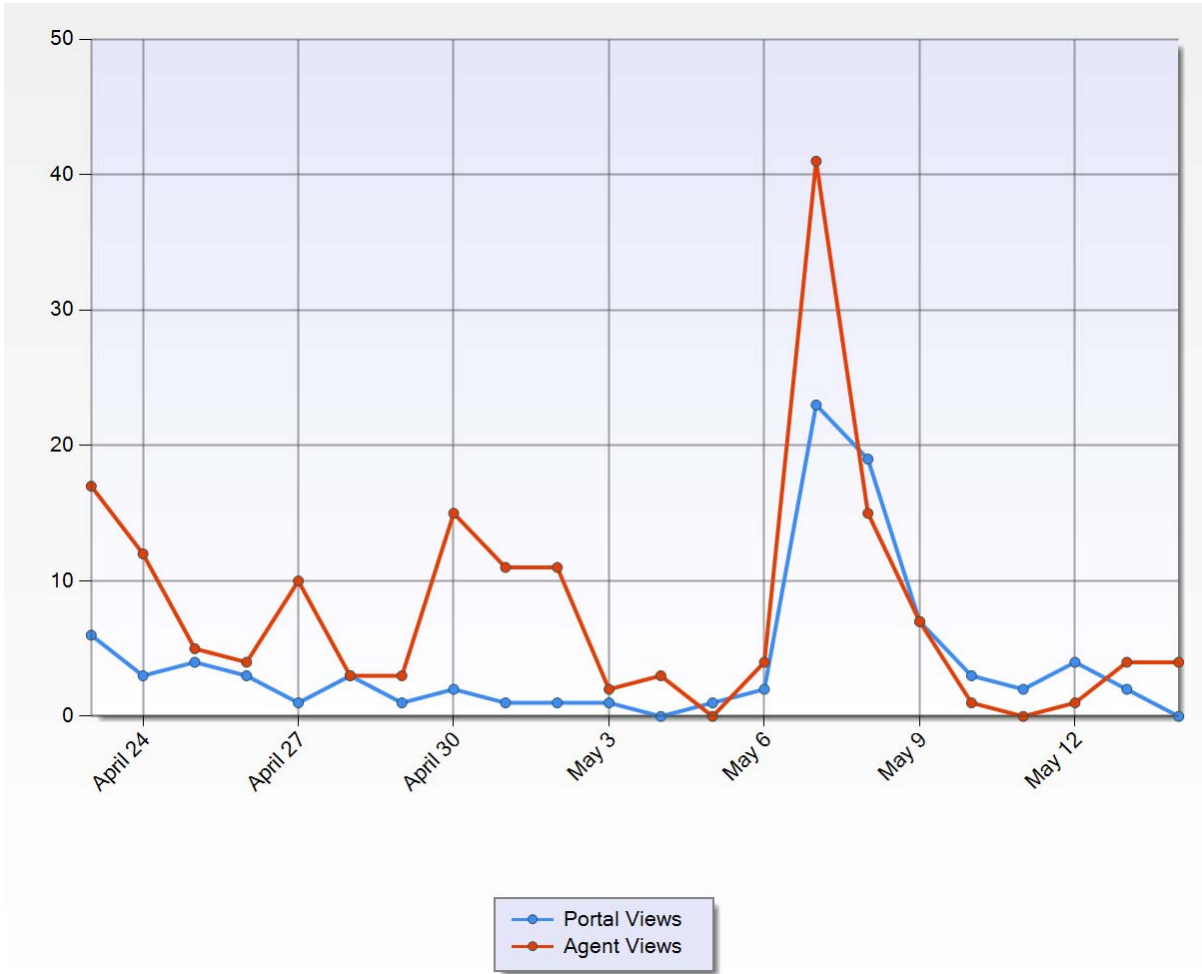
1212 John Ryan Lane, Manchester 63021

MLS #: **18026896** Status: **SLD**
 Area: **Parkway South** Bd: **4**
 Muni/Twp: **Manchester**
 GA/CR: **3/0** Bth: **3 (3 0)**
 Style: **1 Story/Ranch**
 SubD: **Laurel Oaks Manor**
 Lot SF: **7,405 (Survey)**

Stat Dt: **05/11/18**
 Sq Ft: **2136**
 Pr/SqFt: **\$229.07**
 Age:

List Pr: **\$486,512**
 Sell Pr: **\$489,287**
 CDOM: **0**
 Schl Dist: **Parkway C-2**
 Acre: **0.170**

 Historical Views for 1409 Birchwood Cove Ct





The Nett Group Real Estate Advisors
 Keller Williams Realty Chesterfield
 (314) 761-4057
 michael@thenettgroup.com

Listing Activity Report

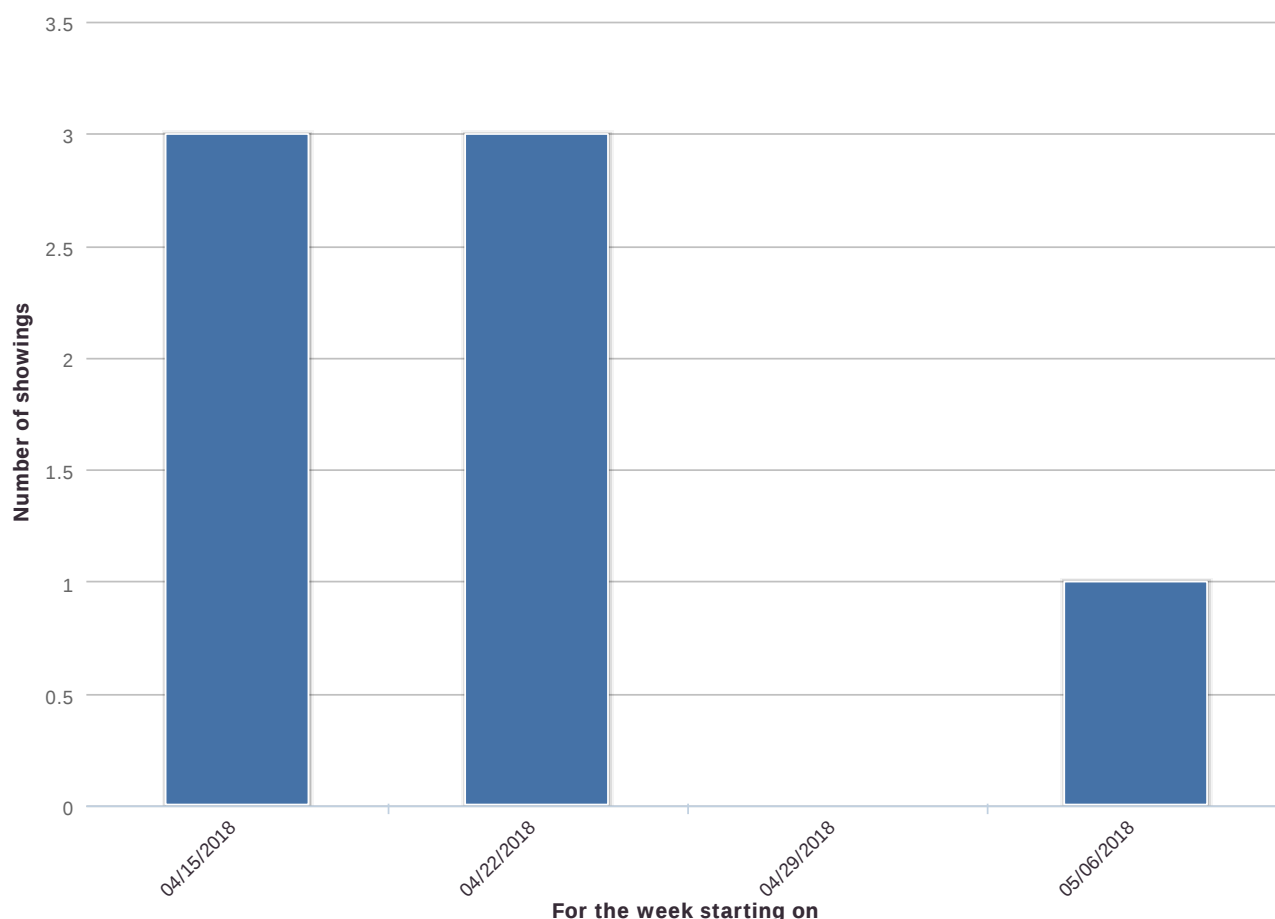
1409 Birchwood Cove Court, Ballwin, MO 63021

Snapshot for Apr 17, 2018 - May 09, 2018

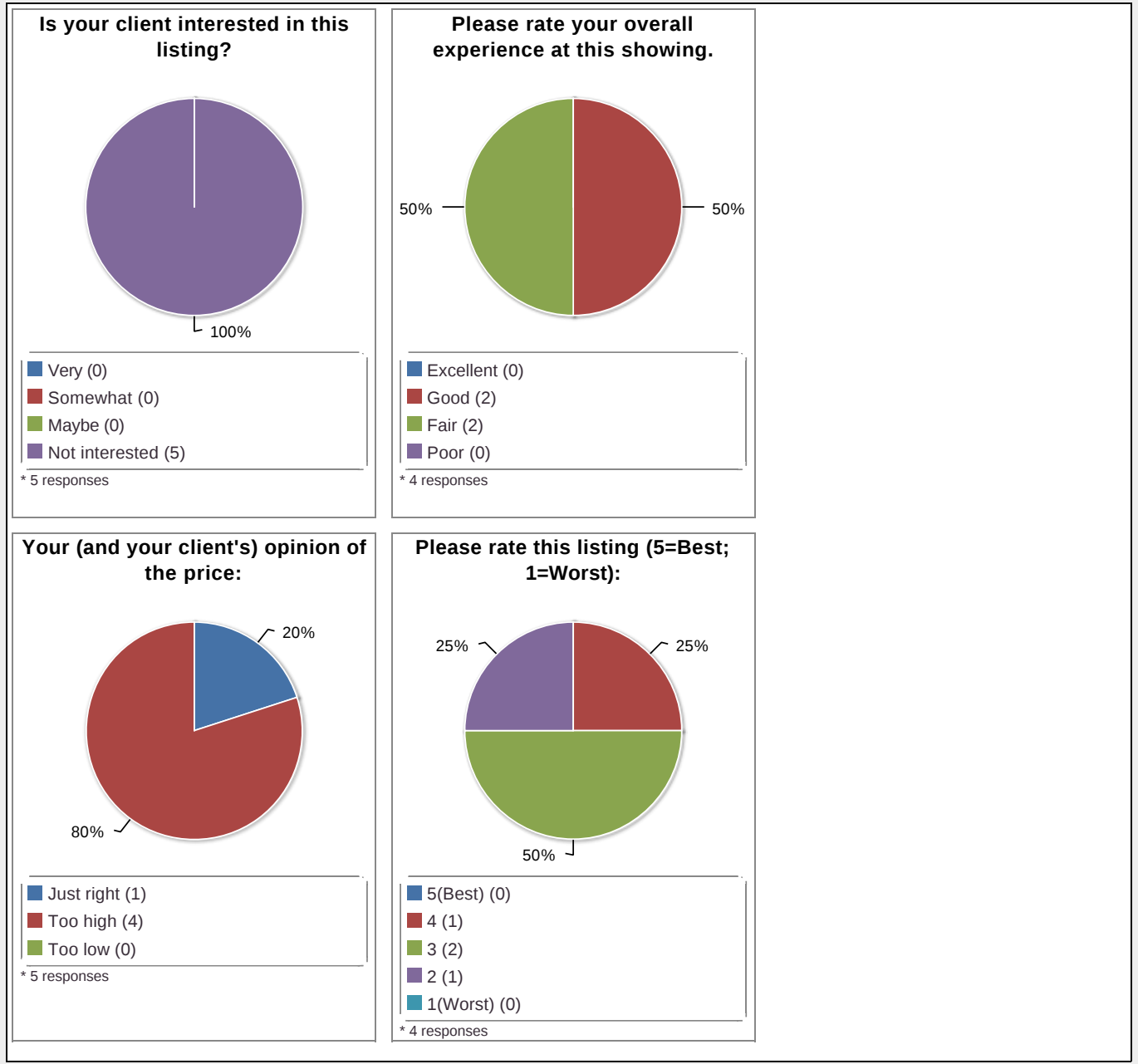


Listing ID:	18027037
Address:	1409 Birchwood Cove Court, Ballwin, MO 63021
Price:	\$429,000
Status:	ACTIVE
Total number of appointments:	7
Appointments in the last 30 days:	7
Appointments in the last 7 days:	1
Total number of agent previews:	0
Total number of agent inquiries:	0

Appointments Per Week



Feedback at a Glance



Feedback Responses

Activity Details	Received
Showing 04/26/2018 1:00 PM - 2:00 PM	04/26/2018 08:04 PM
Is your client interested in this listing? Please rate your overall experience at this showing. Your (and your client's) opinion of the price: Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS: Not interested Fair Too high 3 We went through the house and for the price point, the updating he wants to do would price it out of the neighborhood.	
Showing 04/22/2018 12:00 PM - 1:30 PM	04/22/2018 02:36 PM

Activity Details		Received
Is your client interested in this listing? Please rate your overall experience at this showing. Your (and your client's) opinion of the price: Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:		Not interested Good Just right 3 Nice house but it wasn't a good fit for this family. Thanks for letting us view. Susan
Showing 04/20/2018 4:30 PM - 5:30 PM		04/21/2018 10:44 AM
Is your client interested in this listing? Please rate your overall experience at this showing. Your (and your client's) opinion of the price: Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:		Not interested Too high
Showing 04/17/2018 1:00 PM - 2:00 PM		04/17/2018 05:19 PM
Is your client interested in this listing? Please rate your overall experience at this showing. Your (and your client's) opinion of the price: Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:		Not interested Good Too high 4 Thank you for allowing me to show. They love the location, but at this price there is just too much they would want to change...brass and green carpet for starters.
Showing 04/17/2018 12:30 PM - 1:00 PM		04/17/2018 01:55 PM
Is your client interested in this listing? Please rate your overall experience at this showing. Your (and your client's) opinion of the price: Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:		Not interested Fair Too high 2 The buyer thought this home needed too much updating for their taste. Thanks for letting us show! Sandy

Listing Activity Details		
Activity Type	Activity Date	Comments
 Past Showing	05/09/2018 2:00 PM - 2:20 PM	
 Price Change Notification	05/07/2018 9:34 AM	
 Price Change	05/07/2018 3:54 AM	
 Past Showing	04/26/2018 1:00 PM - 2:00 PM	
 Past Showing	04/22/2018 12:00 PM - 1:30 PM	
 Canceled Showing	04/22/2018 11:45 AM - 1:15 PM	
 Past Showing	04/22/2018 11:30 AM - 1:00 PM	
 Past Showing	04/20/2018 4:30 PM - 5:30 PM	
 Status Change	04/17/2018 9:46 PM	
 Past Showing	04/17/2018 1:00 PM - 2:00 PM	

Activity Type	Activity Date 	Comments
 Past Showing	04/17/2018 12:30 PM - 1:00 PM	
 New Listing	04/17/2018	