

The Nett Group Real Estate Advisors

SELLER REPORT



1075 Blue Wing Dr | St Charles

TheNettGroup.com • 636.614.5132

Cross Property On Market Counters

MLS #	Type	Stat	Stat Date	Address	City	Area	DOM	Price	Client Portals	Client Views	Client Favorites	Client Possibilities	Auto Emails	Prev 14 Day Views	Agent Published	Agent Rejected	Agent Views
18031224	RESI	ACT	04/23/18	1075 Blue Wing Dr	St Charles	410	175	\$345,000	529	705	9	7	556	22	40	44	2246

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

Cross Property Condensed

1075 Blue Wing Dr, St Charles 63304-7623



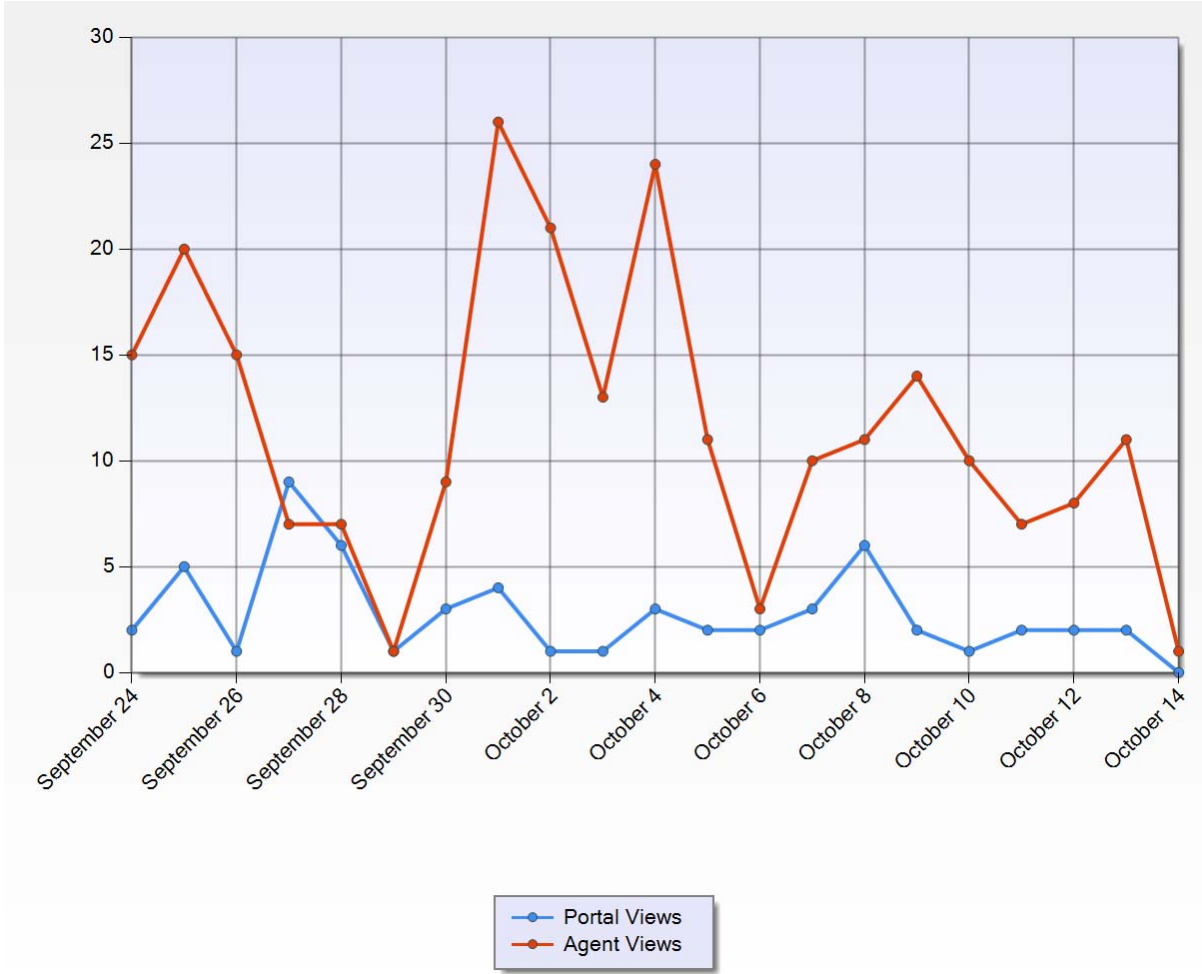
MLS #:	18031224	Status:	A	Stat Dt:	04/23/18	List Pr:	\$345,000
Area:	410	Bd:	5	Sq Ft:	1,664	Sell Pr:	
Muni/Twp:	Unincorporated			Pr/SqFt:	\$207.33	CDOM:	175
GA/CR:	2/8	Bth:	3 (3 0)			Age:	39
Style/Desc:	1 Story/Ranch					Acre:	3.000
SubD:	Teal Wood Estate						
Schl District:	Francis Howell R-III						

Search Criteria

Status is one of 'Active', 'Contingent w/Kickout', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'
Listing Agent ID is 'MBNETTEM'
Listing Co-Agent MLS ID is 'MBNETTEM'
Selected 1 of 33 results.

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 Historical Views for 1075 Blue Wing Dr



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
0.4 mi	18066644	S	10/11/2018	RESI	1392 Briar Creek	Unincorporated	St Charles	410	24	\$303,000	4	4 (3 1)	2,592	0.17	00 22	CBG 11

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Residential Condensed

1392 Briar Creek, St Charles 63304-2452



MLS #: [18066644](#) Status: **S**
Area: **410** Bd: **4**
Muni/Twp: **Unincorporated**
GA/CR: **2/0** Bth: **4 (3 1)**
Style/Desc: **2.5 Story/Other**
SubD: **Auburn Hills #2**
Recent: **10/11/2018 : Sold : P->S**

Stat Dt: **10/11/18**
Sqft Above: **2,592**
Pr/SqFt: **\$116.90**
Age: **22**

List Pr: **\$319,900**
Sell Pr: **\$303,000**
CDOM: **24**
Schl Dst: **Francis Howell**
Acres: **.170**

Search Criteria

CTH Change_Type is one of 'New Listing', 'Back On Market', 'Price Change', 'Coming Soon', 'Option', 'Pending', 'Sold'
Property Type is 'Residential'
Latitude, Longitude is within 1.00 mi of 18031224
Price is 300000 to 400000
CTH Last Modified Date Time is 10/8/2018+
Selected 1 of 1 result.

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 Keller Williams Realty Chesterfield
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 michael@thenettgroup.com

Listing Activity Report

1075 Blue Wing Drive, St Charles, MO 63304

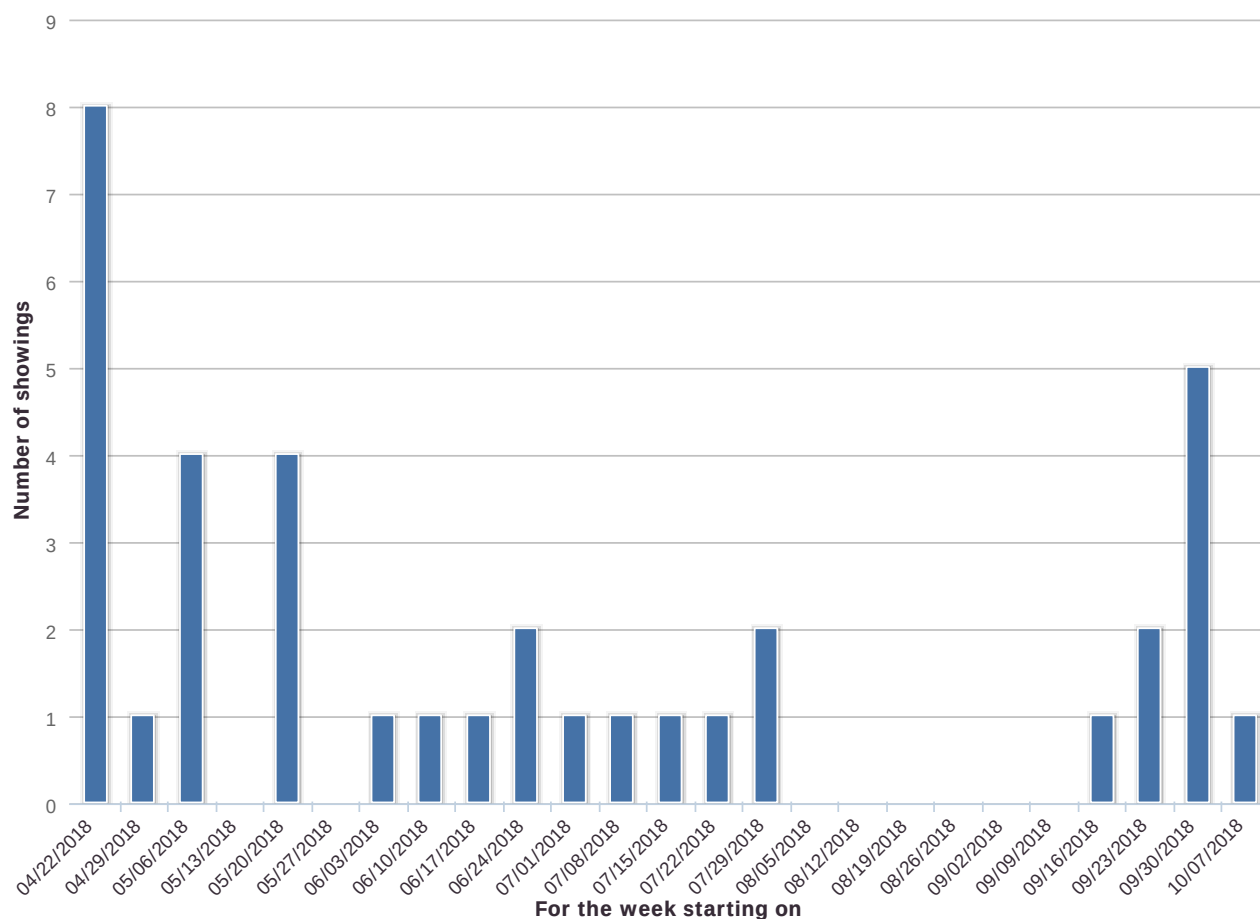
Snapshot for Apr 23, 2018 - Oct 10, 2018



Listing ID: 18031224
 Address: 1075 Blue Wing Drive, St Charles, MO 63304
 Price: \$345,000
 Status: ACTIVE

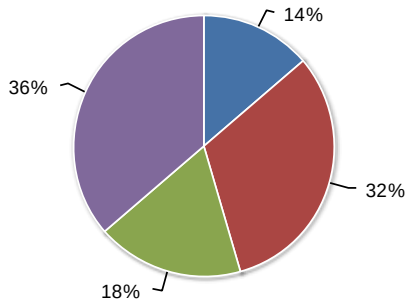
Total number of appointments: 37
 Appointments in the last 30 days: 9
 Appointments in the last 7 days: 1
 Total number of agent previews: 0
 Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance

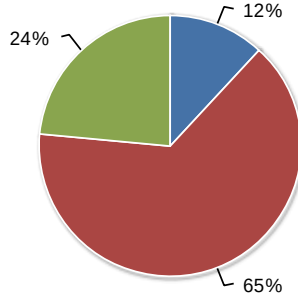
Is your client interested in this listing?



Very (3)
Somewhat (7)
Maybe (4)
Not interested (8)

* 22 responses

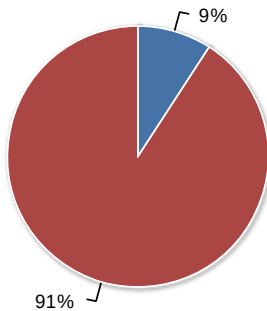
Please rate your overall experience at this showing.



Excellent (2)
Good (11)
Fair (4)
Poor (0)

* 17 responses

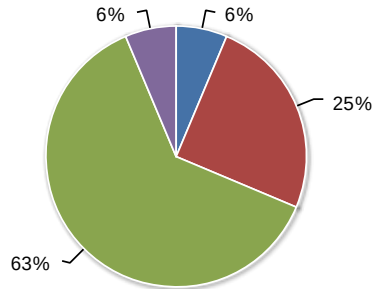
Your (and your client's) opinion of the price:



Just right (1)
Too high (10)
Too low (0)

* 11 responses

Please rate this listing (5=Best; 1=Worst):



5(Best) (1)
4 (4)
3 (10)
2 (1)
1(Worst) (0)

* 16 responses

Feedback Responses

Activity Details	Received
Showing 10/10/2018 9:00 AM - 10:00 AM	10/11/2018 10:10 AM
Is your client interested in this listing? Please rate your overall experience at this showing. Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:	Maybe Good 3 Needs updating, but buyer has a unique situation and more concerned with the outbuilding. He is considering. I will be in touch if he decides to move forward.
Showing 10/05/2018 2:00 PM - 4:00 PM	10/05/2018 06:16 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:	Somewhat Good Shows nicely but I think they have chosen another listing. Thanks

Activity Details	Received
Showing 10/05/2018 1:30 PM - 3:00 PM	10/05/2018 05:34 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:	Somewhat Good 3 They liked many things of this listing. However, I think they found one they like a little better..
Showing 10/05/2018 1:30 PM - 3:00 PM	10/05/2018 05:30 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:	Somewhat Good 3 This was our first time out. They liked many things but I think they found another that they like better.
Showing 10/05/2018 9:00 AM - 9:30 AM	10/05/2018 10:19 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:	Somewhat Good Too high 4 I will give agent a call today. Worried about foundation due to several cracks in foundation and basement floor. Will think over the weekend and see if any of your other offers don't work out.
Showing 10/02/2018 2:15 PM - 3:15 PM	10/02/2018 08:45 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 Buyer has no interest. Home didn't show well. Very dated and small master
Showing 09/24/2018 6:00 PM - 7:00 PM	09/24/2018 07:04 PM
Is your client interested in this listing? Please rate your overall experience at this showing. COMMENTS/RECOMMENDATIONS:	Not interested Good They loved the land & aspects of the home but did it not meet their needs. Thank you for allowing us to view it.
Showing 09/23/2018 3:00 PM - 3:15 PM	09/30/2018 03:46 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:	Somewhat Good Too high 4
Showing 09/18/2018 5:15 PM - 5:45 PM	09/18/2018 07:24 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:		Somewhat Good Too high 4 Clients seem interested but what to think about it
2nd Showing 08/01/2018 6:30 PM - 7:00 PM		08/02/2018 09:42 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:		Very Offer submitted! Please thank the Sellers for accommodating us and we thank you for your time and efforts. Fingers crossed!
Showing 07/31/2018 5:30 PM - 6:15 PM		08/02/2018 09:42 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:		Very
Showing 07/18/2018 1:00 PM - 1:15 PM		07/30/2018 08:16 PM
Is your client interested in this listing? Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:		Not interested 3 RM: based upon conversation with Agent - Agent did not feel as though negotiations would be welcome based upon conversation with Mrs. Seller. Current list price is more than buyer was willing to offer.
Showing 07/08/2018 4:15 PM - 5:15 PM		07/08/2018 06:27 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 3 This was near the top of the client's price range and with some upgrades they would like to do, would knock them out of their comfort zone. Beautiful lot and nice home.
Showing 07/05/2018 4:30 PM - 5:30 PM		07/05/2018 07:36 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:		Maybe Good Just right 3
Showing 06/18/2018 12:15 PM - 1:15 PM		06/18/2018 02:25 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:		Maybe Excellent Too high Do you now what flooring is under the laminate?

Activity Details	Received
Showing 05/23/2018 6:30 PM - 7:00 PM	05/23/2018 09:49 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:	Thank you for letting us see your lovely property. They like the lot and location and the updates. They did have concerns about the retaining wall cracks and drainage off the patio.
Showing 05/20/2018 4:00 PM - 4:45 PM	05/20/2018 04:48 PM
Is your client interested in this listing? Your (and your client's) opinion of the price: COMMENTS/RECOMMENDATIONS:	Not interested Too high What they would be willing to pay is too far from list price to write an offer. Lovely property, thank you for the showing and good luck!
Showing 05/12/2018 2:00 PM - 3:00 PM	05/12/2018 03:04 PM
Is your client interested in this listing? Please rate your overall experience at this showing. Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:	Very Excellent 5(Best)
Showing 05/06/2018 12:30 PM - 1:30 PM	05/06/2018 03:15 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:	Maybe Good 4 the buyer has just sold their house and they are looking for a house with land. Molly Stebbing will be following up with this potential buyer.
Showing 04/28/2018 12:00 PM - 1:00 PM	04/28/2018 07:34 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:	Buyer loved the lot but isn't so sure about the house and price currently.
Showing 04/27/2018 12:00 PM - 1:00 PM	04/29/2018 02:03 PM
COMMENTS/RECOMMENDATIONS:	Client liked the home but is waiting to offer until their home is under contract.
Showing 04/26/2018 2:30 PM - 3:30 PM	04/27/2018 08:16 AM
Is your client interested in this listing? Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:	Not interested 3 We never made it, out of state buyers drove by The home and clients did not want to see it didn't like the look of the home.
Showing 04/25/2018 7:00 PM - 8:00 PM	04/27/2018 09:12 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 Fair Too high 3 Too much work for these buyers at this price point.
Showing 04/25/2018 3:45 PM - 5:00 PM		04/25/2018 05:16 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:		Somewhat Fair Too high 3 Love the lot, Concern about the floors on main level leaning and low and high spots and basement cracks.
Showing 04/23/2018 12:15 PM - 12:30 PM		04/23/2018 12:46 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 Too high priced. Nice lot but house just so so. Felt like a module home

Listing Activity Details		
Activity Type	Activity Date	Comments
 Past Showing	10/10/2018 9:00 AM - 10:00 AM	
 Past Showing	10/05/2018 2:00 PM - 4:00 PM	
 Past Showing	10/05/2018 1:30 PM - 3:00 PM	
 Past Showing	10/05/2018 1:30 PM - 3:00 PM	
 Past Showing	10/05/2018 9:00 AM - 9:30 AM	
 Past Showing	10/02/2018 2:15 PM - 3:15 PM	
 Past Showing	09/24/2018 6:00 PM - 7:00 PM	
 Past Showing Unconfirmed	09/23/2018 3:00 PM - 3:15 PM	
 Past Showing	09/18/2018 5:15 PM - 5:45 PM	
 Price Change Notification	09/14/2018 8:38 AM	
 Status Change	09/14/2018 8:17 AM	
 Price Change	09/14/2018 3:14 AM	
 Status Change	08/05/2018 3:35 PM	
 Past 2nd Showing	08/01/2018 6:30 PM - 7:00 PM	
 Past Showing	07/31/2018 5:30 PM - 6:15 PM	

Activity Type	Activity Date	Comments
 Past Showing	07/26/2018 4:00 PM - 5:00 PM	
 Declined Showing	07/26/2018 2:00 PM - 3:00 PM	
 Past Showing	07/18/2018 1:00 PM - 1:15 PM	
 Canceled Showing	07/17/2018 5:00 PM - 6:00 PM	
 Price Change Notification	07/12/2018 10:28 AM	
 Price Change	07/12/2018 5:25 AM	
 Past Showing	07/08/2018 4:15 PM - 5:15 PM	
 Past Showing	07/05/2018 4:30 PM - 5:30 PM	
 Past 2nd Showing	06/27/2018 4:30 PM - 5:30 PM	
 Past Showing	06/26/2018 4:30 PM - 5:30 PM	
 Past Showing	06/18/2018 12:15 PM - 1:15 PM	
 Past 2nd Showing	06/11/2018 5:00 PM - 6:00 PM	
 Past Showing	06/09/2018 12:00 PM - 1:30 PM	
 Canceled Showing	05/27/2018 12:00 PM - 1:00 PM	
 Past Showing	05/25/2018 6:00 PM - 6:15 PM	
 Past Showing	05/24/2018 4:00 PM - 5:00 PM	
 Price Change Notification	05/24/2018 3:33 PM	
 Price Change	05/24/2018 10:25 AM	
 Past Showing	05/23/2018 6:30 PM - 7:00 PM	
 Canceled Showing	05/22/2018 12:00 PM - 1:00 PM	
 Past Showing	05/20/2018 4:00 PM - 4:45 PM	
 Declined Showing	05/14/2018 3:00 PM - 3:30 PM	
 Past Showing	05/12/2018 2:00 PM - 3:00 PM	
 Past Showing	05/11/2018 5:30 PM - 6:30 PM	
 Past Showing	05/09/2018 5:30 PM - 6:30 PM	
 Past Showing	05/06/2018 12:30 PM - 1:30 PM	
 Declined Showing	05/05/2018 1:00 PM - 2:00 PM	
 Past Showing	05/01/2018 12:00 PM - 12:40 PM	

Activity Type	Activity Date	Comments
 Canceled Showing	04/28/2018 12:00 PM - 1:00 PM	
 Past Showing	04/28/2018 12:00 PM - 1:00 PM	
 Past Showing	04/27/2018 12:00 PM - 12:45 PM	
 Past Showing	04/27/2018 12:00 PM - 1:00 PM	
 Past Showing	04/26/2018 2:30 PM - 3:30 PM	
 Past Showing	04/25/2018 7:00 PM - 8:00 PM	
 Past Showing	04/25/2018 3:45 PM - 5:00 PM	
 Past Showing	04/23/2018 5:00 PM - 5:15 PM	
 Past Showing	04/23/2018 12:15 PM - 12:30 PM	
 Status Change	04/23/2018 10:03 AM	
 New Listing	04/23/2018	