

The Nett Group Real Estate Advisors

SELLER REPORT



1075 Blue Wing Dr | St Charles

TheNettGroup.com • 636.614.5132

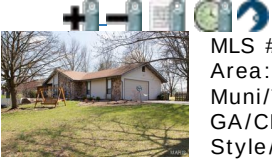
Cross Property On Market Counters

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	84	\$355,000	464	804	3	4	478	89	26	40	1443

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:	\$355,000
Area:	410	Bd:	5	Sq Ft:	1,664	Sell Pr:	
Muni/Twp:	Unincorporated	Pr/SqFt:	\$213.34	CDOM:	84		
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						
Recent:	07/12/2018 : Price Change : \$365,900->\$355,000						

Search Criteria

Status is one of 'Active', 'Contingent w/Kickout', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'

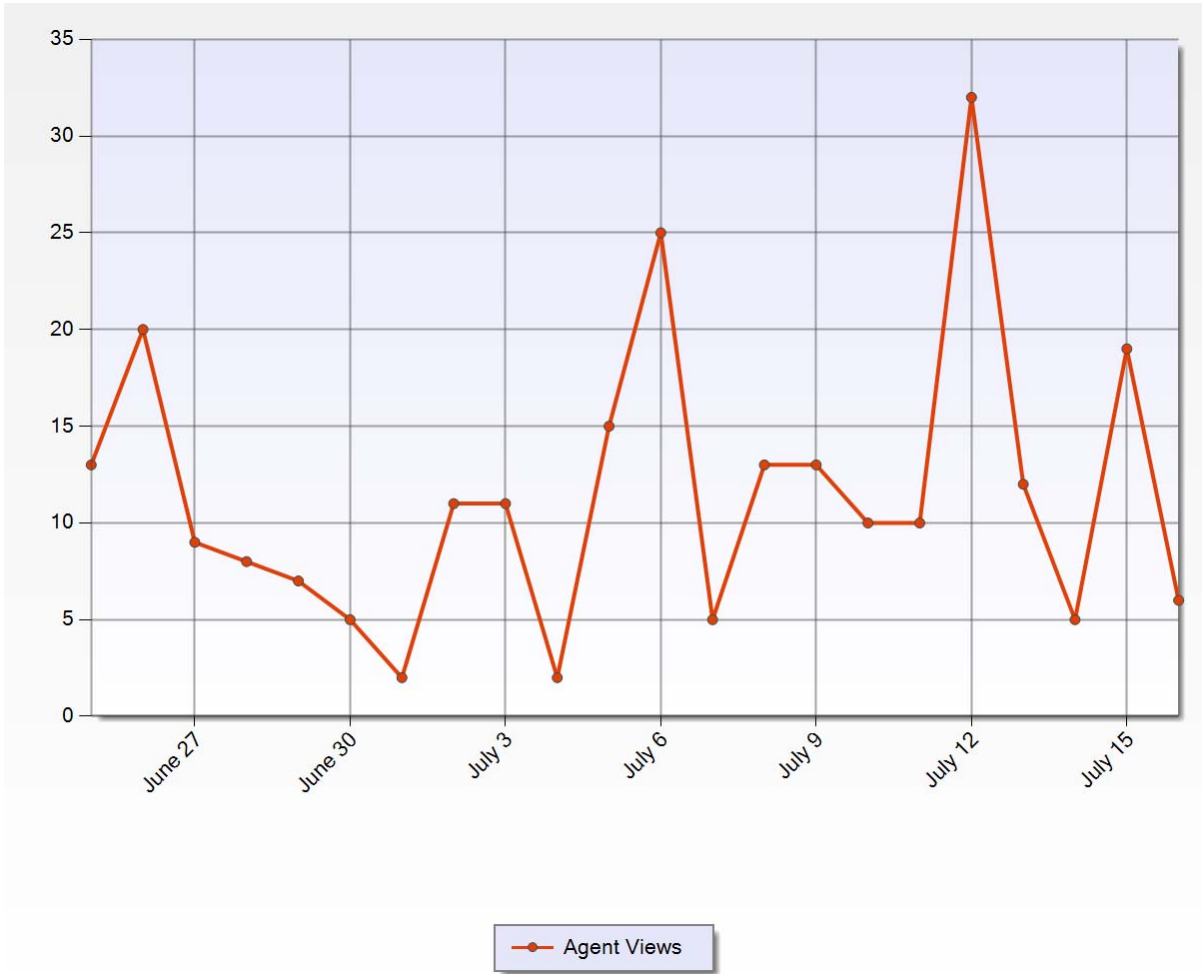
Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 16 results.

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

 Historical Views for 1075 Blue Wing Dr



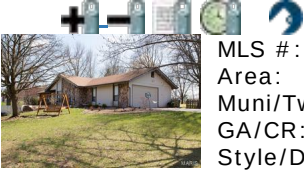
Residential Single Line

Distance	MLS #	St	Status	Date	P	Type	Address	Muni/Twp	City	Area	CDOM	Price	Bd	Bth	SqFt	Abv	Lsz	Age	Off	ID
0.0 mi	18031224	A	04/23/2018	RESI			1075 Blue Wing Dr	Unincorporated	St Charles	410	84	\$355,000	5	3 (3 0)	1,664		3.000 0	39	KWRC01	

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Residential Condensed

1075 Blue Wing Dr, St Charles 63304-7623



MLS #:	18031224	Status:	A	Stat Dt:	04/23/18	List Pr:	\$355,000
Area:	410	Bd:	5	Sqft Above:	1,664	Sell Pr:	
Muni/Twp:	Unincorporated			Pr/SqFt:	\$213.34	CDOM:	84
GA/CR:	2/8	Bth:	3 (3 0)	Age:	39	Schl Dst:	Francis Howell
Style/Desc	1 Story/Ranch					Acres:	3.000
SubD:	Teal Wood Estate						
Recent:	07/12/2018 : Price Change : \$365,900->\$355,000						

Search Criteria

CTH Change_Type is one of 'New Listing', 'Price Change', 'Coming Soon', 'Contingent Sale', 'Pending', 'Sold', 'Withdrawn', 'Cancelled'

Property Type is 'Residential'

Latitude, Longitude is within 0.25 mi of 18031224

State Or Province is 'Missouri'

County is 'St Charles'

Price is 350000 to 400000

CTH Last Modified Date Time is 7/9/2018+

Selected 1 of 1 result.

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

Listing Activity Report

1075 Blue Wing Drive, St Charles, MO 63304

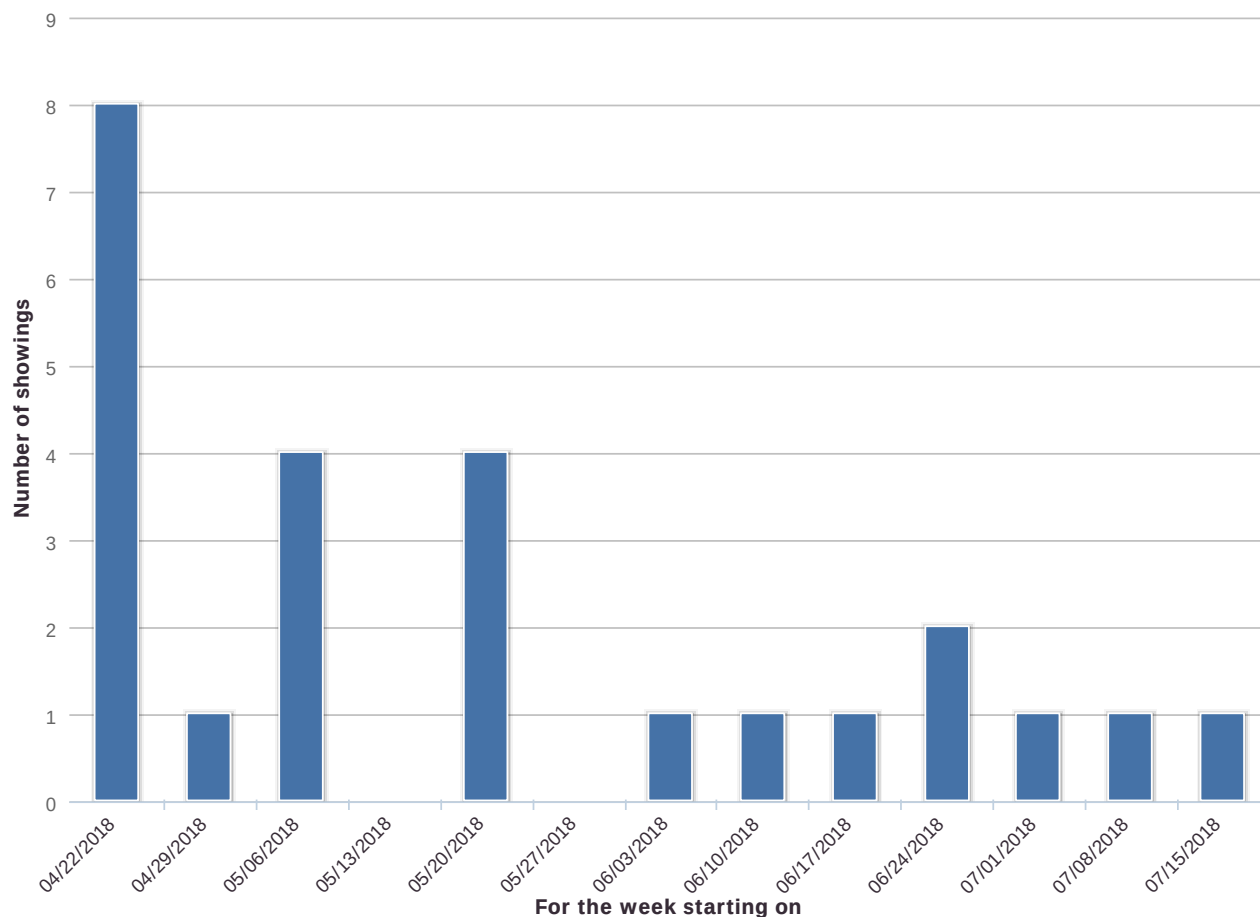
Snapshot for Apr 23, 2018 - Jul 17, 2018



Listing ID: 18031224
 Address: 1075 Blue Wing Drive, St Charles, MO 63304
 Price: \$355,000
 Status: ACTIVE

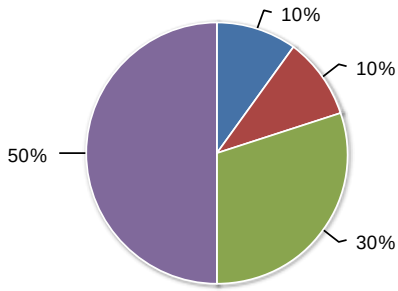
Total number of appointments: 25
 Appointments in the last 30 days: 5
 Appointments in the last 7 days: 0
 Total number of agent previews: 0
 Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance

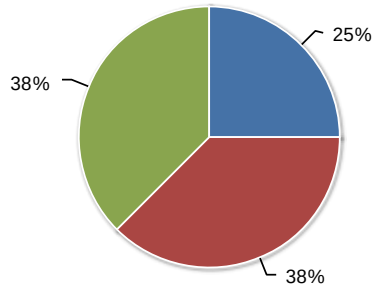
Is your client interested in this listing?



Very (1)
 Somewhat (1)
 Maybe (3)
 Not interested (5)

* 10 responses

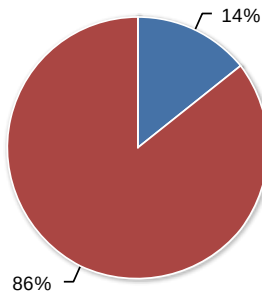
Please rate your overall experience at this showing.



Excellent (2)
 Good (3)
 Fair (3)
 Poor (0)

* 8 responses

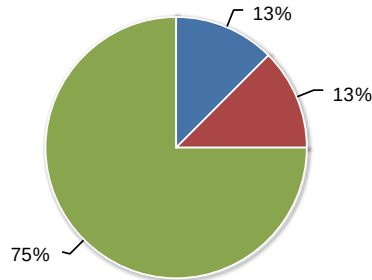
Your (and your client's) opinion of the price:



Just right (1)
 Too high (6)
 Too low (0)

* 7 responses

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



5(Best) (1)
 4 (1)
 3 (6)
 2 (0)
 1(Worst) (0)

* 8 responses

Feedback Responses

Activity Details	Received
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

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:		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?
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? Please rate your overall experience at this showing. 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

Activity Details		Received
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	
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
 Future 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	

Activity Type	Activity Date	Comments
 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	
 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	