

The Nett Group Real Estate Advisors

SELLER REPORT



904 Brook Valley | O'Fallon

TheNettGroup.com • 636.614.5132

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
2.3 mi	18037249	A	05/11/2018	RESI	338 Trailhead Way	Dardenne Prairie	Dardenne Prairie	410	3	\$510,000	4	4 (3 1)	3,943	0.260 0	11	BHSP05
2.4 mi	18038016	A	05/13/2018	RESI	5 Wyndemere Ct	Lake St. Louis	Lake St Louis	417	1	\$517,000	4	4 (3 1)	3,717	0.391 0		MCKH01
3.5 mi	18026179	A	04/05/2018	RESI	125 Magdalen Lane	O'Fallon	O'Fallon	407	39	\$499,817	4	4 (3 1)	3,445	0.220 0		MCKH01
4.2 mi	18032668	A	04/27/2018	RESI	5 Lake Shore Cir	Lake St. Louis	Lake St Louis	415	17	\$515,000	4	3 (2 1)	3,004	0.310 0	30	KWRP01
2.4 mi	18028875	A	04/14/2018	RESI	124 Barrington Lake Dr	Dardenne Prairie	Dardenne Prairie	416	30	\$479,900	4	4 (3 1)	2,978	0.250 0	16	PLTM01
3.8 mi	18033394	CO		RESI	1329 Lakeway Dr	Unincorporated	Defiance	410		\$495,000	4	4 (3 1)	2,332	3.020 0	28	KWRP01
0.7 mi	18014355	CN	05/08/2018	RESI	252 Oakhurst Cir	O'Fallon	O'Fallon	417	70	\$475,000	5	5 (4 1)	3,120	0.430 0	3	KWRW01
2.4 mi	18015740	P	05/09/2018	RESI	509 Autumn Gate Ct	O'Fallon	Lake St Louis	417	62	\$479,900	4	4 (3 1)	3,773	0.498 0	3	CBG 21
3.3 mi	18023430	S	05/09/2018	RESI	203 Hawthorn Meadows Ct	O'Fallon	O'Fallon	407	20	\$475,000	5	6 (5 1)	3,956	0.230 0	13	KWRW01
4.7 mi	18022781	S	05/11/2018	RESI	1501 Heather Glen Dr	Wentzville	Lake St Louis	416	3	\$485,000	5	5 (4 1)	3,506	0.390 0	18	STJM01

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 5.00 mi of 18004864
 Price is 475000 to 575000
 CTH Last Modified Date Time is 5/7/2018+
 Selected 10 of 10 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', 'Back On Market', 'Price Change', 'Coming Soon', 'Option', 'Pending', 'Sold' Property Type is 'Residential' Latitude, Longitude is within 5.00 mi of 18004864 Price is 475000 to 575000 CTH Last Modified Date Time is 5/7/2018+

338 Trailhead Way, Dardenne Prairie 63368-7588

MLS #:	18037249	Status:	ACT	Stat Dt:	05/11/18	List Pr:	\$510,000
Area:	Francis Howell	Bd:	4	Sq Ft:	3943	Sell Pr:	
Muni/Twp:	Dardenne Prairie			Pr/SqFt:	\$129.34	CDOM:	3
GA/CR:	3/0	Bth:	4 (3 1)	Age:	11	Schl Dist:	Francis Howell R-III
Style:	2 Story/Other					Acre:	0.260
SubD:	Barathaven						
Lot SF:	11,326 (County Records)						

5 Wyndemere Ct, Lake St Louis 63367

MLS #:	18038016	Status:	ACT	Stat Dt:	05/13/18	List Pr:	\$517,000
Area:	Wentzville-Libert	Bd:	4	Sq Ft:	3717	Sell Pr:	
Muni/Twp:	Lake St. Louis			Pr/SqFt:	\$139.09	CDOM:	1
GA/CR:	3/0	Bth:	4 (3 1)	Age:		Schl Dist:	Wentzville R-IV
Style:	1.5 Story/Other					Acre:	0.391
SubD:	Wyndemere Estates						
Lot SF:	17,032 (Builder)						

125 Magdalen Lane, O'Fallon 63366

MLS #:	18026179	Status:	ACT	Stat Dt:	04/05/18	List Pr:	\$499,817
Area:	Fort Zumwalt We	Bd:	4	Sq Ft:	3445	Sell Pr:	
Muni/Twp:	O'Fallon			Pr/SqFt:	\$145.08	CDOM:	39
GA/CR:	3/0	Bth:	4 (3 1)	Age:		Schl Dist:	Ft. Zumwalt R-II
Style:	1.5 Story/Other					Acre:	0.220
SubD:	Muirfield Manor						
Lot SF:	9,583 (Builder)						

5 Lake Shore Cir, Lake St Louis 63367-1351

MLS #:	18032668	Status:	ACT	Stat Dt:	04/27/18	List Pr:	\$515,000
Area:	Wentzville-Holt	Bd:	4	Sq Ft:	3004	Sell Pr:	
Muni/Twp:	Lake St. Louis			Pr/SqFt:	\$171.44	CDOM:	17
GA/CR:	4/0	Bth:	3 (2 1)	Age:	30	Schl Dist:	Wentzville R-IV
Style:	2 Story/Other					Acre:	0.310
SubD:	Lsl Islands #2-B						
Lot SF:	13,504 (County Records)						

124 Barrington Lake Dr, Dardenne Prairie 63368-7288

MLS #:	18028875	Status:	ACT	Stat Dt:	04/14/18	List Pr:	\$479,900
Area:	Wentzville-Timber	Bd:	4	Sq Ft:	2978	Sell Pr:	
Muni/Twp:	Dardenne Prairie			Pr/SqFt:	\$161.15	CDOM:	30
GA/CR:	3/0	Bth:	4 (3 1)	Age:	16	Schl Dist:	Wentzville R-IV
Style:	2 Story/Other					Acre:	0.250
SubD:	Barrington Estate						
Lot SF:	10,890 (County Records)						

1329 Lakeway Dr, Defiance 63341-1432

MLS #:	18033394	Status:	CO	Stat Dt:	05/09/18	List Pr:	\$495,000
Area:	Francis Howell	Bd:	4	Sq Ft:	2332	Sell Pr:	
Muni/Twp:	Unincorporated			Pr/SqFt:	\$212.26	CDOM:	
GA/CR:	3/0	Bth:	4 (3 1)	Age:	28	Schl Dist:	Francis Howell R-III
Style:	2 Story/Other					Acre:	3.020
SubD:	Lakeway						
Lot SF:	131,551 (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

252 Oakhurst Cir, O'Fallon 63368-7623

MLS #: **18014355** Status: **CNK**
 Area: **Wentzville-Libert** Bd: **5**
 Muni/Twp: **O'Fallon**
 GA/CR: **3/0** Bth: **5 (4 1)**
 Style: **2 Story/Other**
 SubD: **Oakhurst**
 Lot SF: **18,731 (County Records)**

Stat Dt: **05/08/18**
 Sq Ft: **3120**
 Pr/SqFt: **\$152.24**
 Age: **3**

List Pr: **\$475,000**
 Sell Pr:
 CDOM: **70**
 Schl Dist: **Wentzville R-IV**
 Acre: **0.430**

509 Autumn Gate Ct, Lake St Louis 63367-4396

MLS #: **18015740** Status: **PND**
 Area: **Wentzville-Libert** Bd: **4**
 Muni/Twp: **O'Fallon**
 GA/CR: **3/0** Bth: **4 (3 1)**
 Style: **2 Story/Other**
 SubD: **Wyndgate Village**
 Lot SF: **21,693 (County Records)**

Stat Dt: **05/09/18**
 Sq Ft: **3773**
 Pr/SqFt: **\$127.19**
 Age: **3**

List Pr: **\$479,900**
 Sell Pr:
 CDOM: **62**
 Schl Dist: **Wentzville R-IV**
 Acre: **0.498**

203 Hawthorn Meadows Ct, O'Fallon 63366-4192

MLS #: **18023430** Status: **SLD**
 Area: **Fort Zumwalt We** Bd: **5**
 Muni/Twp: **O'Fallon**
 GA/CR: **3/0** Bth: **6 (5 1)**
 Style: **1.5 Story/A-Frame**
 SubD: **Amber Meadows #2**
 Lot SF: **10,019 (County Records)**

Stat Dt: **05/09/18**
 Sq Ft: **3956**
 Pr/SqFt: **\$120.07**
 Age: **13**

List Pr: **\$489,000**
 Sell Pr: **\$475,000**
 CDOM: **20**
 Schl Dist: **Ft. Zumwalt R-II**
 Acre: **0.230**

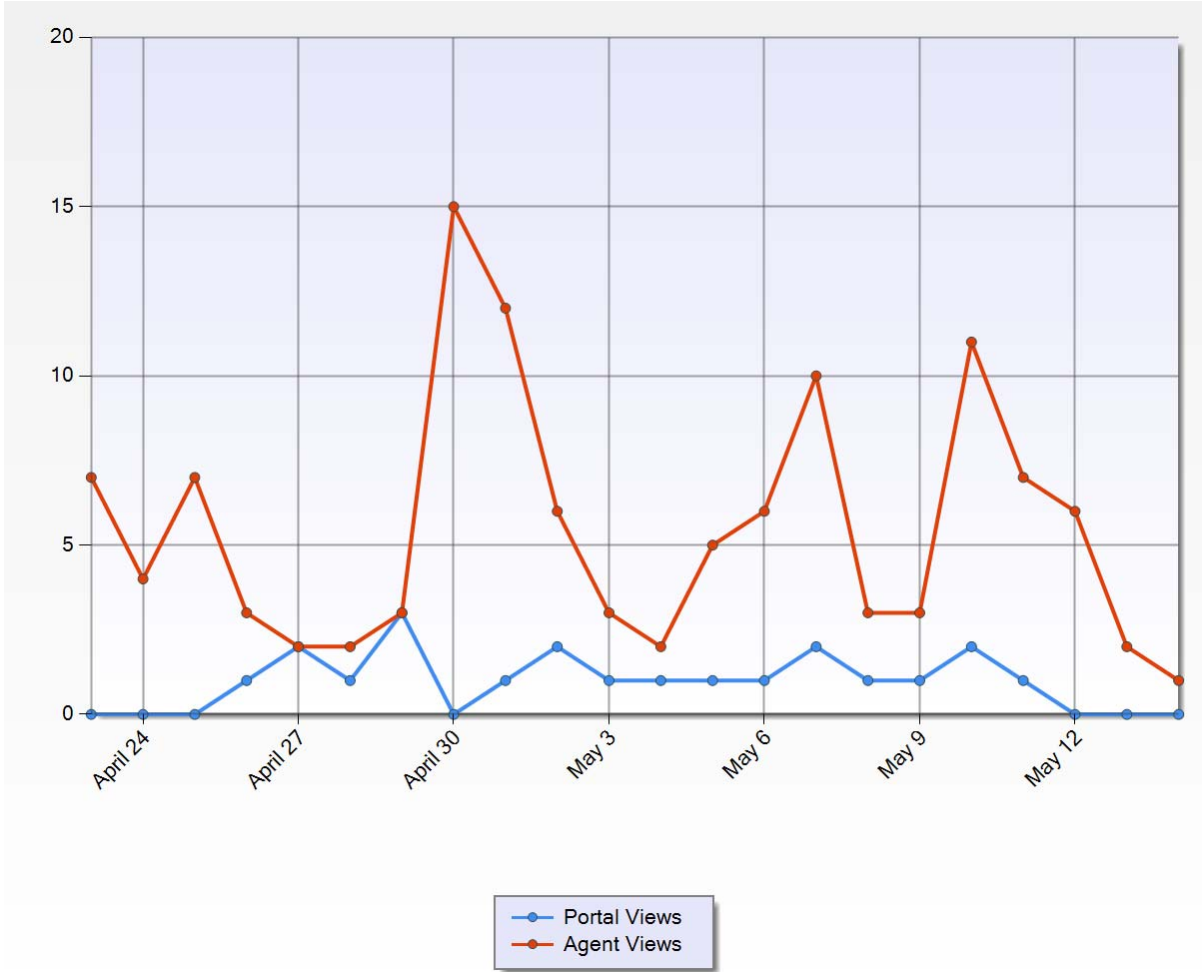
1501 Heather Glen Dr, Lake St Louis 63367-4241

MLS #: **18022781** Status: **SLD**
 Area: **Wentzville-Timber** Bd: **5**
 Muni/Twp: **Wentzville**
 GA/CR: **3/0** Bth: **5 (4 1)**
 Style: **1.5 Story/Other**
 SubD: **Bluffs At Heather Glen #1**
 Lot SF: **16,988 (County Records)**

Stat Dt: **05/11/18**
 Sq Ft: **3506**
 Pr/SqFt: **\$138.33**
 Age: **18**

List Pr: **\$480,000**
 Sell Pr: **\$485,000**
 CDOM: **3**
 Schl Dist: **Wentzville R-IV**
 Acre: **0.390**

 Historical Views for 904 Brook Valley





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

Listing Activity Report

904 Brook Valley, O'Fallon, MO 63368

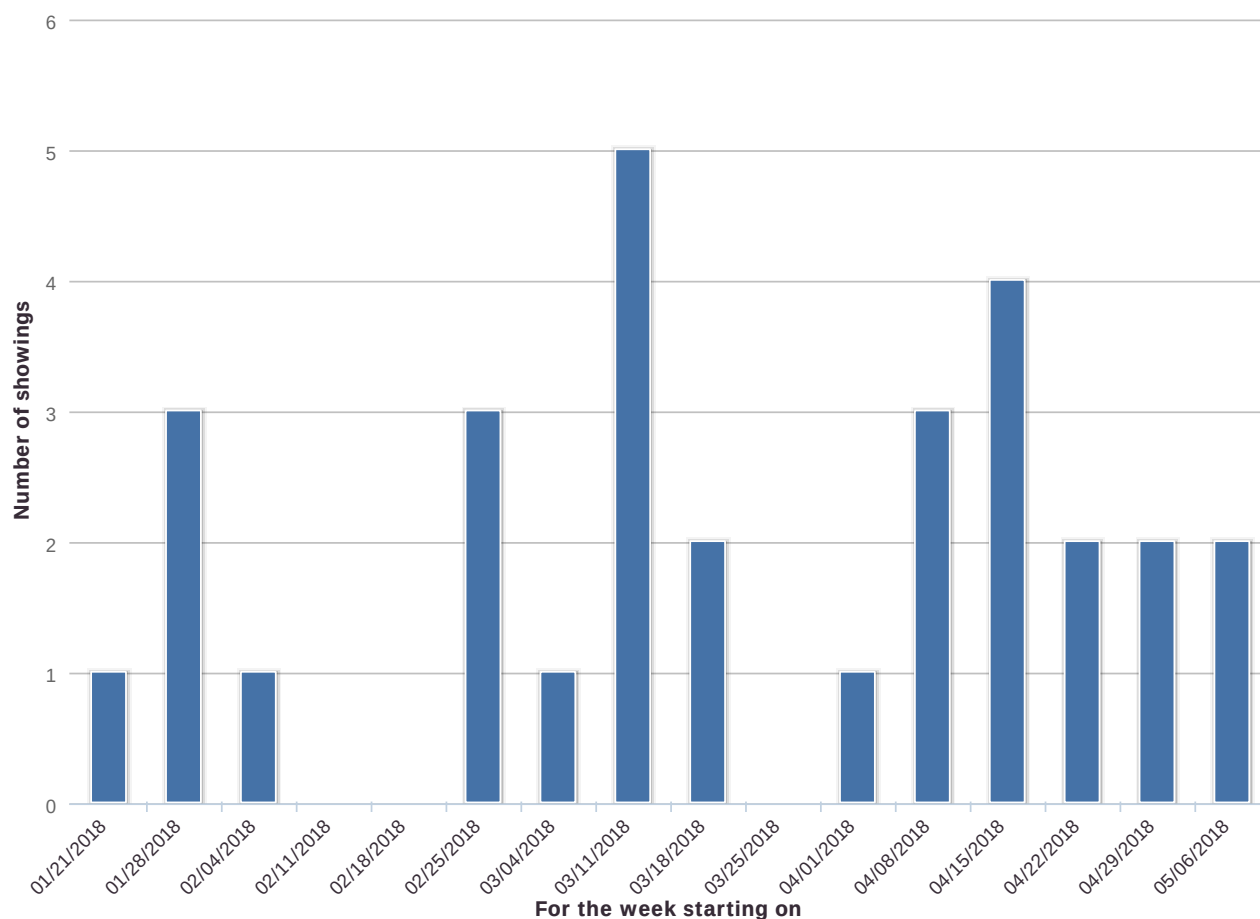
Snapshot for Jan 25, 2018 - May 11, 2018



Listing ID: 18004864
 Address: 904 Brook Valley, O'Fallon, MO 63368
 Price: \$499,000
 Status: ACTIVE

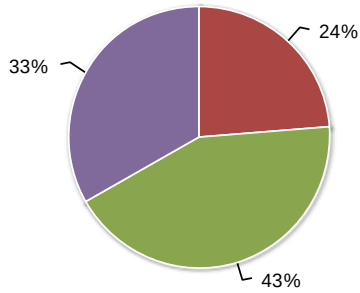
Total number of appointments: 30
 Appointments in the last 30 days: 11
 Appointments in the last 7 days: 2
 Total number of agent previews: 1
 Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance

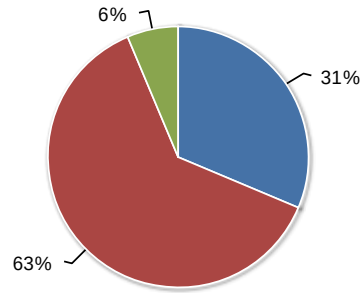
Is your client interested in this listing?



Very (0)
Somewhat (5)
Maybe (9)
Not interested (7)

* 21 responses

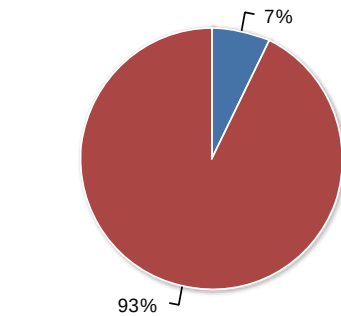
Please rate your overall experience at this showing.



Excellent (5)
Good (10)
Fair (1)
Poor (0)

* 16 responses

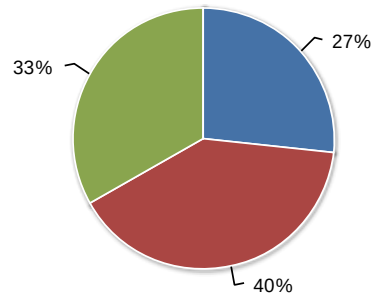
Your (and your client's) opinion of the price:



Just right (1)
Too high (13)
Too low (0)

* 14 responses

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



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

* 15 responses

Feedback Responses

Activity Details	Received
Showing 05/11/2018 4:30 PM - 5:30 PM	05/12/2018 09:28 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 5(Best) Client loved the floor plan, location was the a little further than others we toured, yard is awesome. Buyers still see items they feel they would upgrade which pushes the \$\$ for them, they love the upstairs for the teens and the main living floorplan, Ms Buyer cant reach the microwave she is 5'1" they toured twice yesterday.
Showing 05/08/2018 12:30 PM - 1:30 PM	05/10/2018 06:40 AM

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 Too high 3
Showing 05/01/2018 2:00 PM - 3:00 PM	05/01/2018 06:26 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 Excellent 4 were concerned about water stains on ceilings and lots of scratches on wood floors.
Showing 05/01/2018 1:30 PM - 3:30 PM	05/02/2018 03:39 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 Fair Just right 3 The house is nice. They wish there is a deck there and having some bricks at front. They are still looking.
Showing 04/27/2018 11:45 AM - 12:00 PM	04/29/2018 10:28 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:	Buyers first trip into St. Louis. Liked the area but are leaning toward new construction.
Showing 04/26/2018 2:00 PM - 3:00 PM	04/28/2018 03:02 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 buyers just started looking. they liked this house.
Showing 04/18/2018 10:00 AM - 11:15 AM	04/18/2018 02:39 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 it may make the short list... first day here in st louis, 2 more days of house shopping
Showing 04/16/2018 3:00 PM - 4:00 PM	04/16/2018 05:45 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:	Maybe Good Too high 4 Preference in the price range is to have some basement finish. Details on main floors make up somewhat.

Activity Details	Received
Showing 04/14/2018 10:30 AM - 11:30 AM	04/15/2018 04:09 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 Kept it on the short list, but decided on another area of town. Thanks!
Showing 04/12/2018 4:30 PM - 5:30 PM	04/12/2018 08:39 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 Out of town buyer - keeping it on list for now. May re-visit when husband is in town this weekend.
Showing 04/11/2018 2:30 PM - 3:30 PM	04/12/2018 08:02 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:	Maybe Good Too high Clients like the area and the space the home offers. Feel its priced to high and are still thinking about whether this is the "one" for them or not.
Showing 03/17/2018 3:00 PM - 4:00 PM	03/18/2018 08:46 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:	decided they wanted to be located closer to 70 vs hwy 40. Liked all the space this home offered and the yard but decided for their family it works better to be on the other side of ofallon
Agent Preview 03/16/2018 2:45 PM - 3:15 PM	03/16/2018 04:25 PM
Is your client interested in this listing? COMMENTS/RECOMMENDATIONS:	Maybe This was just an agent preview.
Showing 03/11/2018 3:30 PM - 4:30 PM	03/11/2018 06:25 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 Good Too high 3 There was quite a bit more cosmetic work that needs to be done than the buyer was willing to do.
Showing 03/11/2018 3:00 PM - 4:00 PM	03/14/2018 08:42 AM

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 3 Love the Floor Plan, Love the bones of the home. Great start for my clients to fix up. Home is need of new flooring..carpets are clean but worn out and chewed in some places. Home has slight pet odor. Wood floors are marred and need resanding . Basement is an AWESOME blank slate but has a slight pet odor. My clients put in a offer and would purchase the home at \$470k.
Showing 03/04/2018 5:30 PM - 5:45 PM	03/04/2018 08:37 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 Great floor plan, needs some tlc. Flooring is all scratched up and carpets need changing. But great house with good bones.
Showing 03/03/2018 2:00 PM - 3:30 PM	03/04/2018 02:03 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:	Huge house! Clients liked the yard too. Concerned about condition of hard wood floor and some of the carpet - looks like damage due to a dog. First day out so not ready to pull the trigger on this or any home
Showing 02/26/2018 11:00 AM - 12:00 PM	02/27/2018 12:23 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 Excellent Too high 5(Best) Beautiful home, but the buyer felt that it was overpriced without a finished LL. She also would need to replace the carpet and refinish the hardwood floors.
Showing 02/25/2018 4:45 PM - 5:00 PM	02/26/2018 08:25 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 Excellent Too high 5(Best) Home has an awesome floor plan and great bones. Will bring them back this week for a second viewing and educate them on the items they considered negative. Twas their first day out looking at homes.
Showing 02/06/2018 11:00 AM - 11:15 AM	02/06/2018 04:04 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 4 Did not care for the front elevation but LOVED The house. I will let you know if we are coming back for a second showing.
Showing 02/03/2018 12:30 PM - 2:00 PM		02/04/2018 02:24 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 My clients like the layout of the home but not the exterior color combination. They are in the beginning stage of the home search.
Showing 02/01/2018 3:00 PM - 4:00 PM		02/14/2018 01:13 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 Excellent Too high 5(Best) The home shows very well. My buyers ended up buying a home with similar square footage but it had a finished lower level.
Showing 02/01/2018 3:00 PM - 4:00 PM		02/01/2018 04:18 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 Excellent Too high 4 Nice house, showed very well. Buyers just starting their search and have a home to sell. Price seems a little high with no basement finish, we saw some others similar in sq ft and finishes that were at a lower price point that I think they would lean towards over this one if they were to do something soon, mainly because of price.
Showing 01/27/2018 1:30 PM - 2:30 PM		01/28/2018 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:		Maybe Good Too high 3 Nice lot. My clients liked the 2nd floor loft and the configuration up stairs. They would prefer a more open kitchen and the carpet needs to be replaced upstairs.

Listing Activity Details

Activity Type	Activity Date	Comments
 Past Showing	05/11/2018 4:30 PM - 5:30 PM	
 Past Showing	05/08/2018 12:30 PM - 1:30 PM	
 Past Showing	05/01/2018 2:00 PM - 3:00 PM	

Activity Type	Activity Date	Comments
 Past Showing	05/01/2018 1:30 PM - 3:30 PM	
 Past Showing	04/27/2018 11:45 AM - 12:00 PM	
 Past Showing	04/26/2018 2:00 PM - 3:00 PM	
 Price Change Notification	04/19/2018 10:11 AM	
 Past Showing	04/18/2018 11:45 AM - 1:30 PM	
 Past Showing	04/18/2018 10:00 AM - 11:15 AM	
 Price Change	04/17/2018 4:13 AM	
 Past Showing	04/16/2018 3:00 PM - 4:00 PM	
 Price Change	04/15/2018 1:15 PM	
 Past Showing	04/15/2018 11:30 AM - 1:00 PM	
 Past Showing	04/14/2018 10:30 AM - 11:30 AM	
 Past Showing	04/12/2018 4:30 PM - 5:30 PM	
 Past Showing	04/11/2018 2:30 PM - 3:30 PM	
 Past Showing	04/05/2018 12:45 PM - 1:00 PM	
 Past Showing	03/23/2018 1:00 PM - 2:00 PM	
 Past Showing	03/20/2018 1:00 PM - 3:30 PM	
 Past Showing	03/17/2018 5:30 PM - 5:45 PM	
 Past Showing	03/17/2018 3:00 PM - 4:00 PM	
 Past Agent Preview	03/16/2018 2:45 PM - 3:15 PM	
 Price Change	03/13/2018 2:56 PM	
 Past Showing	03/11/2018 3:30 PM - 4:30 PM	
 Past Showing	03/11/2018 3:00 PM - 4:00 PM	
 Past Showing	03/04/2018 5:30 PM - 5:45 PM	
 Past Showing	03/03/2018 2:00 PM - 3:30 PM	
 Past Showing	02/26/2018 11:00 AM - 12:00 PM	
 Past Showing	02/25/2018 4:45 PM - 5:00 PM	
 Past Showing	02/06/2018 11:00 AM - 11:15 AM	
 Past Showing	02/03/2018 12:30 PM - 2:00 PM	

Activity Type	Activity Date 	Comments
 Past Showing	02/01/2018 3:00 PM - 4:00 PM	
 Past Showing	02/01/2018 3:00 PM - 4:00 PM	
 Past Showing	01/27/2018 1:30 PM - 2:30 PM	
 Status Change	01/26/2018 4:01 PM	
 Status Change	01/25/2018 2:16 PM	
 New Listing	01/25/2018	
 Price Change	01/25/2018 8:14 AM	