

The Nett Group Real Estate Advisors

SELLER REPORT



2336 Dartmouth Bend Dr | Wildwood

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
18056389	RESI	ACT	07/17/18	2336 Dartmouth Bend Dr	Wildwood	347	97	\$399,900	357	206	1	6	374	8	26	22	602

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

Cross Property Condensed

2336 Dartmouth Bend Dr, Wildwood 63011-5426



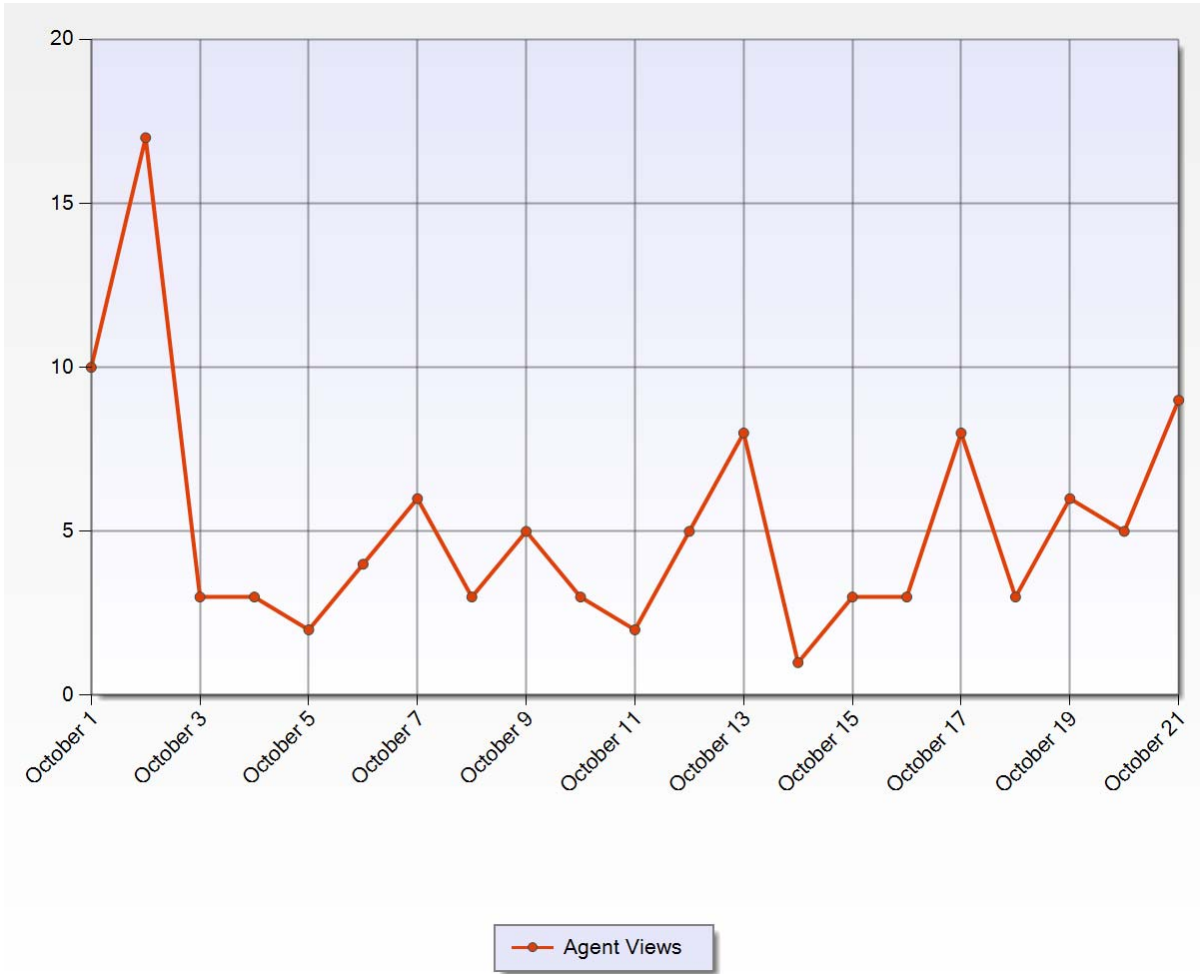
MLS #:	18056389	Status:	A	Stat Dt:	07/17/18	List Pr:	\$399,900
Area:	347	Bd:	4	Sq Ft:	3,148	Sell Pr:	
Muni/Twp:	Wildwood			Pr/SqFt:	\$127.03	CDOM:	173
GA/CR:	3/0	Bth:	3 (2 1)			Age:	17
Style/Desc:	2 Story/Other					Acre:	.270
SubD:	Dartmouth One						
Schl District:	Rockwood R-VI						

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 30 results.

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

 Historical Views for 2336 Dartmouth Bend 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
2.0 mi	18069166	A	08/23/2018	RESI	1615 Idle Rock Farm Rd	Wildwood	Wildwood	347	60	\$425,000 4	4 (3 1)	2,156	3.1900	49	CBG 11
0.7 mi	18066199	A	08/16/2018	RESI	2032 Woodmoor Ridge	Wildwood	Wildwood	347	67	\$369,900 4	3 (2 1)	3,029	0.6000	29	CODY01
0.3 mi	18067572	A	09/20/2018	RESI	1721 South Woodgrove Ct	Wildwood	Glencoe	347	32	\$375,000 4	4 (3 1)	2,436	0.3900	31	BHSP02
0.1 mi	18079964	A	10/03/2018	RESI	2308 Dartmouth Bend Dr	Wildwood	Wildwood	347	19	\$379,900 4	3 (2 1)	2,696	0.2400	22	AVER01
0.8 mi	18054853	A	07/09/2018	RESI	524 Eagles Nest Ct	Wildwood	Wildwood	347	105	\$425,000 5	4 (3 1)	2,554	0.5300	22	BHAL05
0.6 mi	18063478	A	08/27/2018	RESI	2206 Wood Dale Ridge Ct	Wildwood	Wildwood	347	56	\$439,000 5	4 (3 1)	3,480	0.2800	28	RXSB01
0.7 mi	18083388	CO		RESI	2416 Hickory Manor Dr	Wildwood	Wildwood	347		\$384,900 5	4 (3 1)	2,472	0.1900	20	WHLN01

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

Residential Condensed

1615 Idle Rock Farm Rd, Wildwood 63011-19



MLS #: [18069166](#) Status: **A** Stat Dt: **08/23/18** List Pr: **\$425,000**
 Area: **347** Bd: **4** Sqft Above: **2,156** Sell Pr:
 Muni/Twp: **Wildwood** Pr/SqFt: **\$197.12** CDOM: **60**
 GA/CR: **2/0** Bth: **4 (3 1)** Age: **49** Schl Dst: **Rockwood R-VI**
 Style/Desc: **1 Story/Ranch** Acres: **3.190**
 SubD: **J M G Acres**
 Recent: **10/19/2018 : BoM : CW->A**

2032 Woodmoor Ridge, Wildwood 63011-17



MLS #: [18066199](#) Status: **A** Stat Dt: **08/16/18** List Pr: **\$369,900**
 Area: **347** Bd: **4** Sqft Above: **3,029** Sell Pr:
 Muni/Twp: **Wildwood** Pr/SqFt: **\$122.12** CDOM: **67**
 GA/CR: **3/0** Bth: **3 (2 1)** Age: **29** Schl Dst: **Rockwood R-VI**
 Style/Desc: **2 Story/Other** Acres: **.600**
 SubD: **Winding Trails 9**
 Recent: **10/18/2018 : Price Change : \$379,900->\$369,900**

1721 South Woodgrove Ct, Glencoe 63038-1



MLS #: [18067572](#) Status: **A** Stat Dt: **09/20/18** List Pr: **\$375,000**
 Area: **347** Bd: **4** Sqft Above: **2,436** Sell Pr:
 Muni/Twp: **Wildwood** Pr/SqFt: **\$153.94** CDOM: **32**
 GA/CR: **2/0** Bth: **4 (3 1)** Age: **31** Schl Dst: **Rockwood R-VI**
 Style/Desc: **2 Story/Other** Acres: **.390**
 SubD: **Shepherd Estates 1**
 Recent: **10/22/2018 : Price Change : \$399,900->\$375,000**

2308 Dartmouth Bend Dr, Wildwood 63011-5



MLS #: [18079964](#) Status: **A** Stat Dt: **10/03/18** List Pr: **\$379,900**
 Area: **347** Bd: **4** Sqft Above: **2,696** Sell Pr:
 Muni/Twp: **Wildwood** Pr/SqFt: **\$140.91** CDOM: **19**
 GA/CR: **3/0** Bth: **3 (2 1)** Age: **22** Schl Dst: **Rockwood R-VI**
 Style/Desc: **2 Story/Other** Acres: **.240**
 SubD: **Dartmouth One**
 Recent: **10/17/2018 : Price Change : \$389,900->\$379,900**

524 Eagles Nest Ct, Wildwood 63011-1774



MLS #: [18054853](#) Status: **A** Stat Dt: **07/09/18** List Pr: **\$425,000**
 Area: **347** Bd: **5** Sqft Above: **2,554** Sell Pr:
 Muni/Twp: **Wildwood** Pr/SqFt: **\$166.41** CDOM: **105**
 GA/CR: **3/0** Bth: **4 (3 1)** Age: **22** Schl Dst: **Rockwood R-VI**
 Style/Desc: **1 Story/Atrium** Acres: **.530**
 SubD: **Winding Trails**

2206 Wood Dale Ridge Ct, Wildwood 63011-5



MLS #: [18063478](#) Status: **A** Stat Dt: **08/27/18** List Pr: **\$439,000**
 Area: **347** Bd: **5** Sqft Above: **3,480** Sell Pr:
 Muni/Twp: **Wildwood** Pr/SqFt: **\$126.15** CDOM: **56**
 GA/CR: **3/0** Bth: **4 (3 1)** Age: **28** Schl Dst: **Rockwood R-VI**
 Style/Desc: **1.5 Story/Other** Acres: **.280**
 SubD: **Tall Oaks At Winding Trails One**
 Recent: **10/17/2018 : Price Change : \$449,000->\$439,000**

2416 Hickory Manor Dr, Wildwood 63011-55



MLS #: [18083388](#) Status: **CO** Stat Dt: List Pr: **\$384,900**
 Area: **347** Bd: **5** Sqft Above: **2,472** Sell Pr:
 Muni/Twp: **Wildwood** Pr/SqFt: **\$155.70** CDOM:
 GA/CR: **2/0** Bth: **4 (3 1)** Age: **20** Schl Dst: **Rockwood R-VI**
 Style/Desc: **2 Story/Other** Acres: **.190**
 SubD: **Hickory Manor Estates**
 Recent: **10/17/2018 : Coming Soon : I->CO**

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 2.00 mi of 18056389
 Price is 350000 to 450000
 CTH Last Modified Date Time is 10/15/2018+
 Selected 7 of 7 results.

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



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

Listing Activity Report

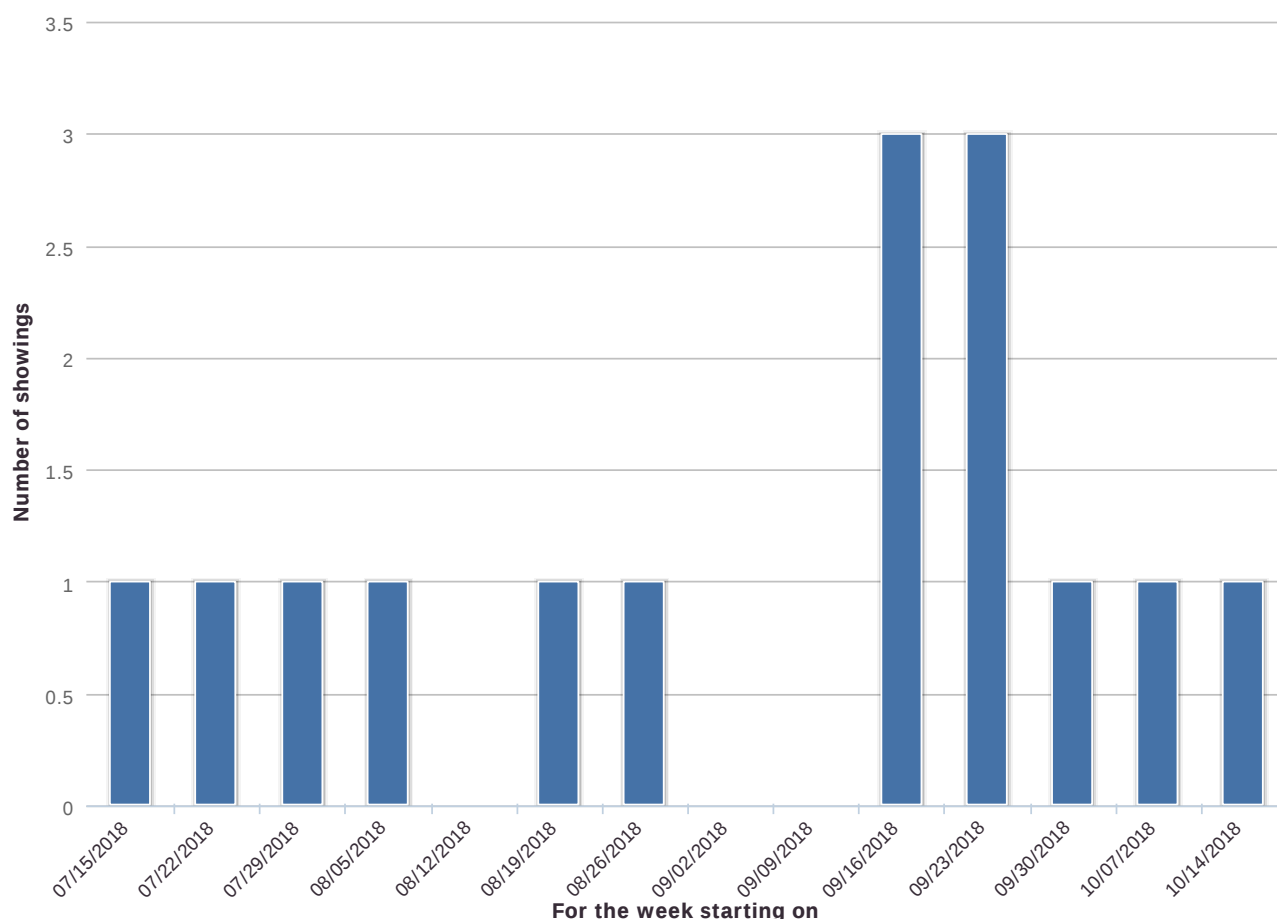
2336 Dartmouth Bend Drive, Wildwood, MO 63011

Snapshot for Jul 17, 2018 - Oct 14, 2018

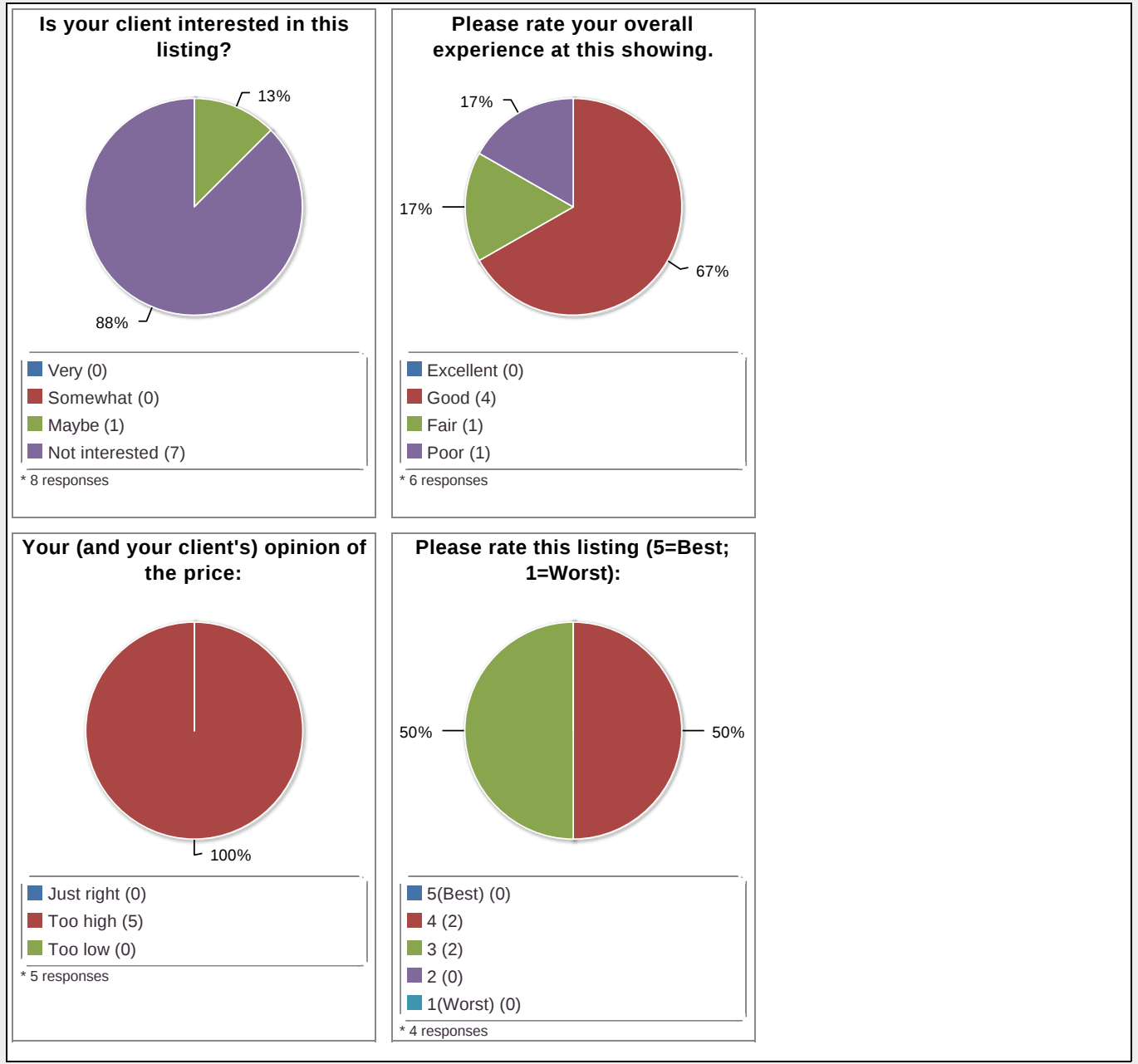


Listing ID:	18056389
Address:	2336 Dartmouth Bend Drive, Wildwood, MO 63011
Price:	\$399,900
Status:	ACTIVE
Total number of appointments:	15
Appointments in the last 30 days:	7
Appointments in the last 7 days:	0
Total number of agent previews:	0
Total number of agent inquiries:	0

Appointments Per Week



Feedback at a Glance



Feedback Responses

Activity Details	Received
Showing 10/14/2018 1:15 PM - 2:00 PM	10/16/2018 05:57 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 The home was nice, client didn't like the fact that the fence did not go around the entire property and was open to Shepard road. There also appeared to be a bad drainage issue on the right side of the yard. Home had lots of space and potential but still needed lots of updating for the price.	
Showing 10/12/2018 12:50 PM - 1:20 PM	10/13/2018 01:43 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 My client didn't like the backyard. Best of Luck!
Showing 10/02/2018 11:30 AM - 12:00 PM		10/02/2018 01:04 PM
Is your client interested in this listing? COMMENTS/RECOMMENDATIONS:		Not interested Customer feels photos are misleading...
Showing 09/27/2018 11:15 AM - 12:15 PM		09/28/2018 08:30 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 Fair Too high 3
Showing 09/23/2018 10:30 AM - 11:00 AM		09/23/2018 02:27 PM
Is your client interested in this listing? COMMENTS/RECOMMENDATIONS:		Not interested Did not like the yard. The rest of the home was very
Showing 09/22/2018 2:45 PM - 3:45 PM		09/23/2018 04:17 PM
COMMENTS/RECOMMENDATIONS:		Didn't go
Showing 09/19/2018 3:20 PM - 4:00 PM		09/25/2018 07:42 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 Good bones. Needs some work for the price. Thanks for the showings!!
Showing 08/29/2018 5:00 PM - 5:30 PM		08/29/2018 06:27 PM
COMMENTS/RECOMMENDATIONS:		Still consideringbut needs a lot of updating.
Showing 08/21/2018 10:30 AM - 11:30 AM		08/21/2018 11:51 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: COMMENTS/RECOMMENDATIONS:		Not interested Poor Too high The toilet is consistently running and fridge was very loud. You should have both looked at.
Showing 08/10/2018 10:30 AM - 12:30 PM		08/13/2018 04:08 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:		Nice home. My clients did not care for the layout of the home.
Showing 08/04/2018 2:30 PM - 4:30 PM		08/05/2018 04:42 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 their favorite floor plan. Thanks for letting us look.
Showing 07/21/2018 4:15 PM - 5:15 PM		07/21/2018 06:49 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:		Not interested Good Too high 3 Added this home at the last minute. Had just come from a home that the buyers loved. It was nicely updated, and has some high-quality finishes. Not as large but the buyers don't need the square footage of this listing. Mr. Buyer was intrigued with your listing because of the three-car garage. They thought it was too "plain vanilla" and didn't care for the flow of the floor plan. Good luck!

Listing Activity Details		
Activity Type	Activity Date	Comments
 Past Showing	10/14/2018 1:15 PM - 2:00 PM	
 Past Showing	10/12/2018 12:50 PM - 1:20 PM	
 Past Showing	10/02/2018 11:30 AM - 12:00 PM	
 Past Showing	09/27/2018 11:15 AM - 12:15 PM	
 Past Showing	09/25/2018 11:30 AM - 12:30 PM	
 Past Showing	09/23/2018 10:30 AM - 11:00 AM	
 Past Showing	09/22/2018 2:45 PM - 3:45 PM	
 Past 2nd Showing	09/20/2018 11:00 AM - 11:45 AM	
 Past Showing	09/19/2018 3:20 PM - 4:00 PM	
 Past Showing	08/29/2018 5:00 PM - 5:30 PM	
 Past Showing	08/21/2018 10:30 AM - 11:30 AM	
 Canceled Showing	08/10/2018 1:00 PM - 3:00 PM	
 Past Showing	08/10/2018 10:30 AM - 12:30 PM	
 Past Showing	08/04/2018 2:30 PM - 4:30 PM	
 Past Showing	07/26/2018 7:00 PM - 8:00 PM	
 Past Showing	07/21/2018 4:15 PM - 5:15 PM	
 Status Change	07/17/2018 1:52 PM	

Activity Type	Activity Date	Comments
 Status Change	07/17/2018 10:29 AM	
 New Listing	07/17/2018	
 Price Change	07/17/2018 5:29 AM	