

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	84	\$399,900	347	197	1	5	359	2	26	21	541

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



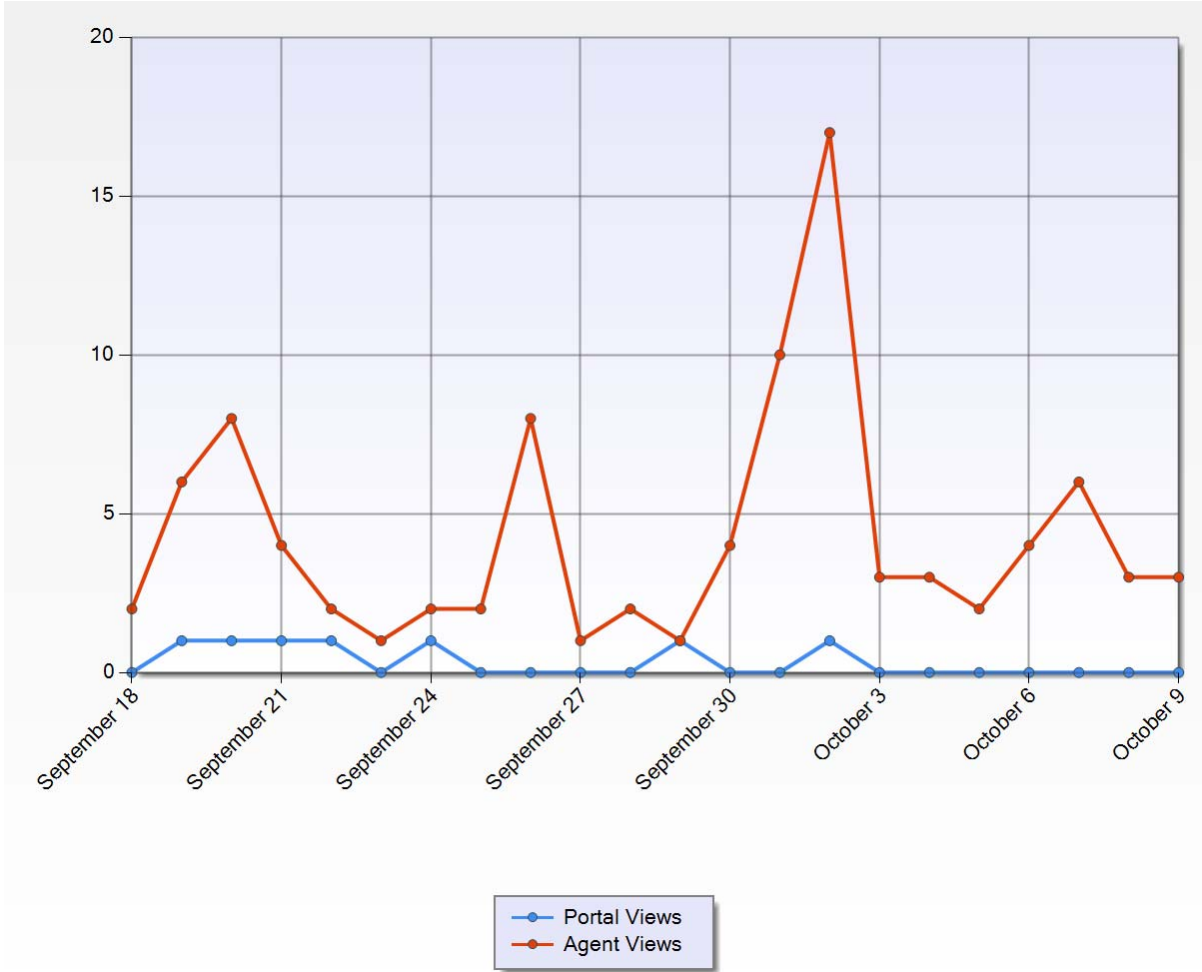
MLS #:	18056389	Status:	A	Stat Dt:	07/17/18	List Pr:	\$399,900
Area:	347	Bd:	4	Sq Ft:	3,148	Sell Pr:	
Muni/Twp:	Wildwood			Pr/SqFt:	\$127.03	CDOM:	160
GA/CR:	3/0	Bth:	3 (2 1)			Age:	17
Style/Desc:	2 Story/Other					Acre:	.270
SubD:	Dartmouth One						
Schl District:	Rockwood R-VI						

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 32 results.

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 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
1.3 mi	18076809	A	10/04/2018	RESI	1 TBB TBB-Denmark 1.5 @Main S	Wildwood	Wildwood	346	5	\$386,900	4	3 (3 0)	2,283		BHSP02
1.3 mi	18071671	A	10/04/2018	RESI	17938 Paradise Dr	Wildwood	Wildwood	347	5	\$350,000	4	3 (2 1)	1,960	3.0000	32 CBPR02
0.1 mi	18079964	A	10/03/2018	RESI	2308 Dartmouth Bend Dr	Wildwood	Wildwood	347	6	\$399,900	4	3 (2 1)	2,696	0.2400	22 AVER01
0.6 mi	18075178	A	10/04/2018	RESI	2209 Edge Wood Manor Lane	Wildwood	Wildwood	347	5	\$434,900	4	3 (2 1)	2,630	0.3100	26 BHSP09
0.3 mi	18067572	A	09/20/2018	RESI	1721 South Woodgrove Ct	Wildwood	Glencoe	347	19	\$399,900	4	4 (3 1)	2,436	0.3900	31 BHSP02
1.9 mi	18071347	A	09/01/2018	RESI	16615 Highland Summit	Wildwood	Wildwood	347	19	\$438,000	4	4 (3 1)	2,817	0.5500	23 KWRW01
1.5 mi	18049197	O	10/03/2018	RESI	1615 Strecker Woods Ct	Wildwood	Wildwood	347	106	\$400,000	5	4 (3 1)	2,964	0.5100	21 KWRC01
1.3 mi	18059542	S	09/28/2018	RESI	682 Shadowridge	Wildwood	Wildwood	347	34	\$435,000	4	5 (2 3)	3,230	0.6900	33 RMXS01

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Residential Condensed

1 TBB TBB-Denmark 1.5 @Main St Cross, Wildwood



MLS #: [18076809](#) Status: **A** Stat Dt: **10/04/18** List Pr: **\$386,900**
 Area: **346** Bd: **4** Sqft Above: **2,283** Sell Pr:
 Muni/Twp: **Wildwood** Pr/SqFt: **\$169.47** CDOM: **5**
 GA/CR: **2/0** Bth: **3 (3 0)** Age: **TBB** Schl Dst: **Rockwood R-VI**
 Style/Desc: **1.5 Story/Other** Acres: **0**
 SubD: **Main Street Crossing**
 Recent: **10/04/2018 : New**

17938 Paradise Dr, Wildwood 63038-1341



MLS #: [18071671](#) Status: **A** Stat Dt: **10/04/18** List Pr: **\$350,000**
 Area: **347** Bd: **4** Sqft Above: **1,960** Sell Pr:
 Muni/Twp: **Wildwood** Pr/SqFt: **\$178.57** CDOM: **5**
 GA/CR: **2/0** Bth: **3 (2 1)** Age: **32** Schl Dst: **Rockwood R-VI**
 Style/Desc: **1.5 Story/Other** Acres: **3.000**
 SubD: **Promised Land**
 Recent: **10/04/2018 : New**
 Open House: **Public Openhouse: Sun Oct 14, 1:00PM-3:00PM**

2308 Dartmouth Bend Dr, Wildwood 63011-5



MLS #: [18079964](#) Status: **A** Stat Dt: **10/03/18** List Pr: **\$399,900**
 Area: **347** Bd: **4** Sqft Above: **2,696** Sell Pr:
 Muni/Twp: **Wildwood** Pr/SqFt: **\$148.33** CDOM: **6**
 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: **10/03/2018 : New**

2209 Edge Wood Manor Lane, Wildwood 63011-5



MLS #: [18075178](#) Status: **A** Stat Dt: **10/04/18** List Pr: **\$434,900**
 Area: **347** Bd: **4** Sqft Above: **2,630** Sell Pr:
 Muni/Twp: **Wildwood** Pr/SqFt: **\$165.36** CDOM: **5**
 GA/CR: **3/0** Bth: **3 (2 1)** Age: **26** Schl Dst: **Rockwood R-VI**
 Style/Desc: **2 Story/Other** Acres: **.310**
 SubD: **Tall Oaks At Winding Trails One**
 Recent: **10/04/2018 : New**

1721 South Woodgrove Ct, Glencoe 63038-1



MLS #: [18067572](#) Status: **A** Stat Dt: **09/20/18** List Pr: **\$399,900**
 Area: **347** Bd: **4** Sqft Above: **2,436** Sell Pr:
 Muni/Twp: **Wildwood** Pr/SqFt: **\$164.16** CDOM: **19**
 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: **10/03/2018 : Price Change : \$425,000->\$399,900**

16615 Highland Summit, Wildwood 63011-54



MLS #: [18071347](#) Status: **A** Stat Dt: **09/01/18** List Pr: **\$438,000**
 Area: **347** Bd: **4** Sqft Above: **2,817** Sell Pr:
 Muni/Twp: **Wildwood** Pr/SqFt: **\$155.48** CDOM: **19**
 GA/CR: **3/0** Bth: **4 (3 1)** Age: **23** Schl Dst: **Rockwood R-VI**
 Style/Desc: **1.5 Story/Atrium** Acres: **.550**
 SubD: **Highland Summit Three**
 Recent: **10/07/2018 : Price Change : \$440,000->\$438,000**

1615 Strecker Woods Ct, Wildwood 63011-1



MLS #: [18049197](#) Status: **O** Stat Dt: **10/03/18** List Pr: **\$400,000**
 Area: **347** Bd: **5** Sqft Above: **2,964** Sell Pr:
 Muni/Twp: **Wildwood** Pr/SqFt: **\$134.95** CDOM: **106**
 GA/CR: **3/0** Bth: **4 (3 1)** Age: **21** Schl Dst: **Rockwood R-VI**
 Style/Desc: **2 Story/Other** Acres: **.510**
 SubD: **Strecker Woods**
 Recent: **10/03/2018 : Option : A->O**

682 Shadowridge, Wildwood 63011-1746



MLS #: [18059542](#) Status: **S** Stat Dt: **09/28/18** List Pr: **\$449,900**
 Area: **347** Bd: **4** Sqft Above: **3,230** Sell Pr: **\$435,000**
 Muni/Twp: **Wildwood** Pr/SqFt: **\$134.67** CDOM: **34**
 GA/CR: **3/0** Bth: **5 (2 3)** Age: **33** Schl Dst: **Rockwood R-VI**
 Style/Desc: **1.5 Story/Other** Acres: **.690**
 SubD: **Winding Trails**
 Recent: **10/08/2018 : Sold : P->S**

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 10/2/2018+

Selected 8 of 8 results.

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 Keller Williams Realty Chesterfield
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 michael@thenettgroup.com

Listing Activity Report

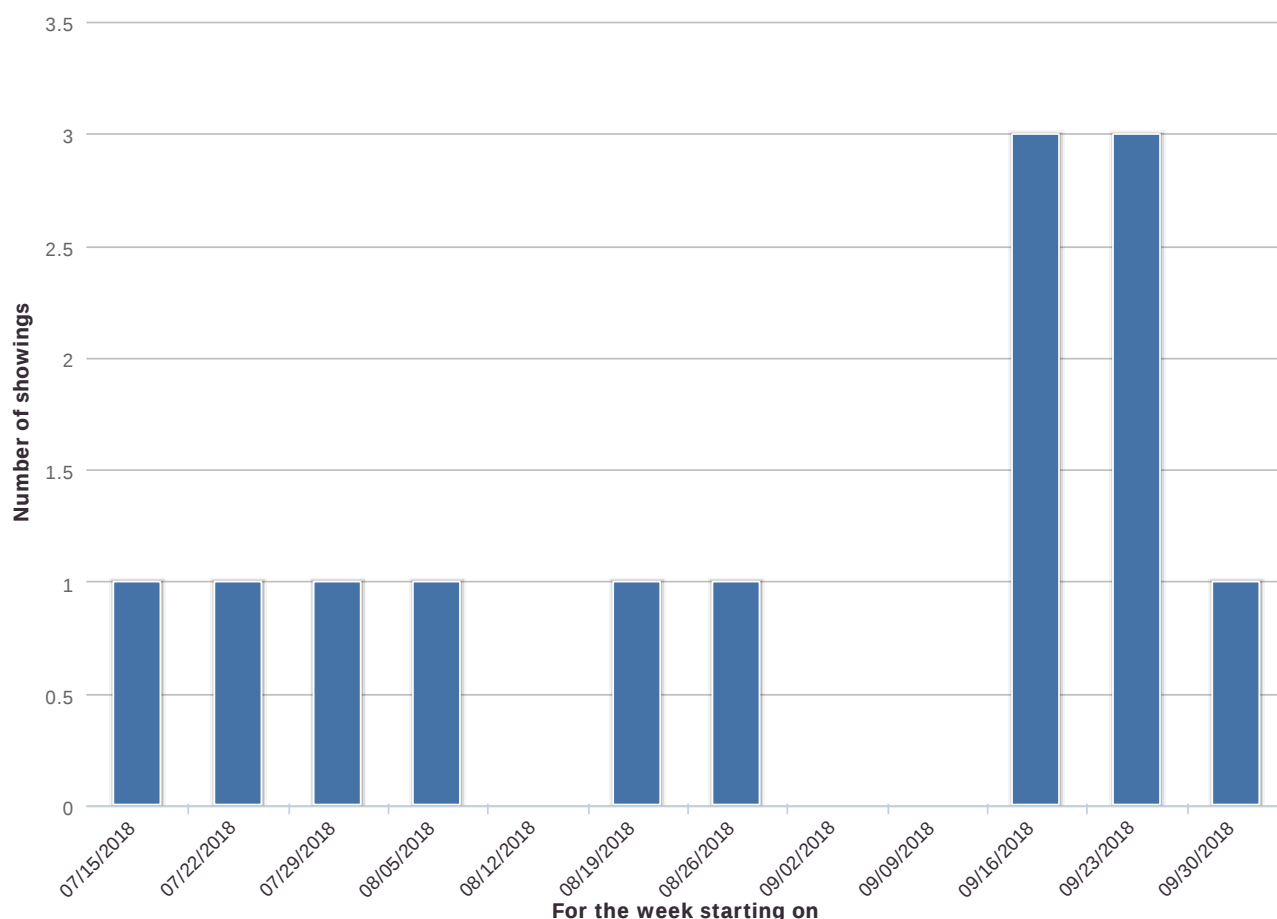
2336 Dartmouth Bend Drive, Wildwood, MO 63011

Snapshot for Jul 17, 2018 - Oct 02, 2018



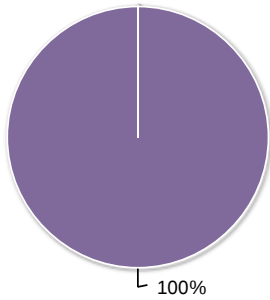
Listing ID:	18056389
Address:	2336 Dartmouth Bend Drive, Wildwood, MO 63011
Price:	\$399,900
Status:	ACTIVE
Total number of appointments:	13
Appointments in the last 30 days:	7
Appointments in the last 7 days:	1
Total number of agent previews:	0
Total number of agent inquiries:	0

Appointments Per Week

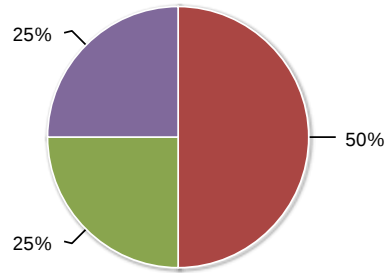


Feedback at a Glance

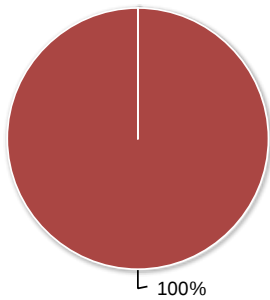
Is your client interested in this listing?



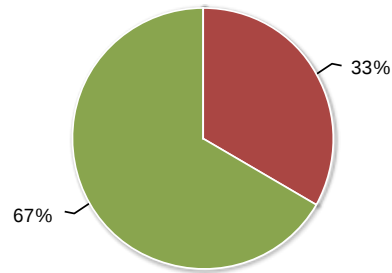
Please rate your overall experience at this showing.



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



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



Feedback Responses

Activity Details	Received
Showing 10/02/2018 11:30 AM - 12:00 PM	10/02/2018 01:04 PM
Is your client interested in this listing? Not interested COMMENTS/RECOMMENDATIONS: 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? Not interested Please rate your overall experience at this showing. Fair Your (and your client's) opinion of the price: Too high Please rate this listing (5=Best; 1=Worst): 3 COMMENTS/RECOMMENDATIONS:	
Showing 09/23/2018 10:30 AM - 11:00 AM	09/23/2018 02:27 PM

Activity Details		Received
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
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!

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