

The Nett Group Real Estate Advisors

SELLER REPORT



5343 Driftwood | Imperial

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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
18049053	RESI	ACT	06/25/18	5343 Driftwood	Imperial	391	49	\$300,000	104	119	2	2	107	6	3	3	294

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

Cross Property Condensed

5343 Driftwood, Imperial 63052-4309



MLS #:	18049053	Status:	A	Stat Dt:	06/25/18	List Pr:	\$300,000
Area:	391	Bd:	4	Sq Ft:	3,604	Sell Pr:	
Muni/Twp:	Unincorporated	Pr/SqFt:	\$83.24	CDOM:	49		
GA/CR:	3/0	Bth:	4 (3 1)	Age:	13		
Style/Desc:	2 Story/Other	Acre:	.190				
SubD:	Seckman Lake Estates 05						
Schl District:	Fox C-6						
Recent:	08/13/2018 : Price Change : \$309,900->\$300,000						

Search Criteria

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

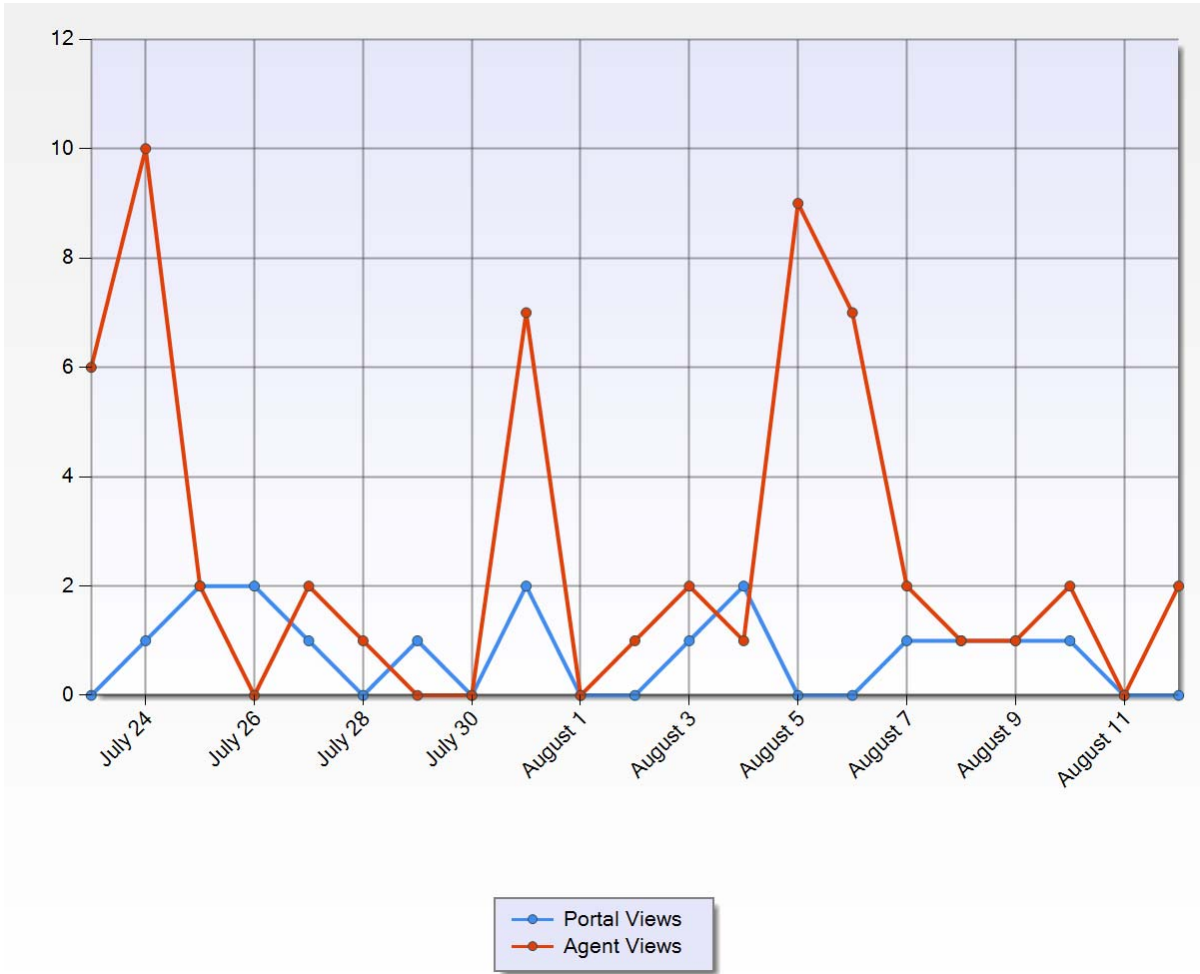
Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 19 results.

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 Historical Views for 5343 Driftwood



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
2.4 mi	18063567	A	08/07/2018	RESI	5368 Amber Meadows Dr	Unincorporated	Imperial	390	6	\$324,900	4	4 (3 1)	2,236	0.1800	4		CBPR02
2.2 mi	18064239	A	08/09/2018	RESI	355 Amber Bluff Lane	Unincorporated	Imperial	390	4	\$339,000	4	3 (3 0)	1,632	0.1900	4		LABR01
2.9 mi	18063373	A	08/08/2018	RESI	2 Caleb Cir	Unincorporated	Arnold	391	5	\$339,000	5	5 (4 1)	2,768	0.2400	18		EXSL01
2.5 mi	18008269	S	08/03/2018	RESI	3164 Tuscan Valley Estates Ct	Arnold	Arnold	391	0	\$292,665	3	2 (2 0)	1,600				BHAL12
2.4 mi	18060559	W	08/08/2018	RESI	1937 The Woods Cir	Unincorporated	Barnhart	396	12	\$324,900	4	4 (3 1)	2,936	0.4000	29		BHSP07

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Residential Condensed

5368 Amber Meadows Dr, Imperial 63052-313



MLS #: 18063567 Status: **A**
 Area: 390 Bd: 4
 Muni/Twp: Unincorporated
 GA/CR: 2/0 Bth: 4 (3 1)
 Style/Desc 2 Story/Other
 SubD: Amberleigh Woods 1
 Recent: 08/07/2018 : New

Stat Dt: 08/07/18 List Pr: \$324,900
 Sqft Above: 2,236 Sell Pr:
 Pr/SqFt: \$145.30 CDOM: 6
 Age: 4 Schl Dst: Fox C-6
 \$500 Acres: .180

355 Amber Bluff Lane, Imperial 63052-3139



MLS #: 18064239 Status: **A**
 Area: 390 Bd: 4
 Muni/Twp: Unincorporated
 GA/CR: 3/0 Bth: 3 (3 0)
 Style/Desc 1 Story/Ranch
 SubD: Amberleigh Woods 2
 Recent: 08/09/2018 : New

Stat Dt: 08/09/18 List Pr: \$339,000
 Sqft Above: 1,632 Sell Pr:
 Pr/SqFt: \$207.72 CDOM: 4
 Age: 4 Schl Dst: Fox C-6
 \$500 Acres: .190

2 Caleb Cir, Arnold 63010



MLS #: 18063373 Status: **A**
 Area: 391 Bd: 5
 Muni/Twp: Unincorporated
 GA/CR: 3/0 Bth: 5 (4 1)
 Style/Desc 1.5 Story/Other
 SubD: Carlton Manor
 Recent: 08/08/2018 : New

Stat Dt: 08/08/18 List Pr: \$339,000
 Sqft Above: 2,768 Sell Pr:
 Pr/SqFt: \$122.47 CDOM: 5
 Age: 18 Schl Dst: Fox C-6
 \$250 Acres: .240

3164 Tuscan Valley Estates Ct, Arnold 63010



MLS #: 18008269 Status: **S**
 Area: 391 Bd: 3
 Muni/Twp: Arnold
 GA/CR: 3/0 Bth: 2 (2 0)
 Style/Desc 1 Story/Ranch
 SubD: Tuscan Valley Estates

Stat Dt: 08/03/18 List Pr: \$285,915
 Sqft Above: 1,600 Sell Pr: \$292,665
 Pr/SqFt: \$182.92 CDOM:
 Age: NC Schl Dst: Fox C-6
 \$400 Acres: 0

1937 The Woods Cir, Barnhart 63012-1295



MLS #: 18060559 Status: **W**
 Area: 396 Bd: 4
 Muni/Twp: Unincorporated
 GA/CR: 3/0 Bth: 4 (3 1)
 Style/Desc 1.5 Story/Other
 SubD: Woods
 Recent: 08/08/2018 : Withdrawn : A->W

Stat Dt: 08/08/18 List Pr: \$324,900
 Sqft Above: 2,936 Sell Pr:
 Pr/SqFt: \$110.66 CDOM: 12
 Age: 29 Schl Dst: Windsor C-1
 \$428 Acres: .400

Search Criteria

CTH Change_Type is one of 'New Listing', 'Back On Market', 'Price Change', 'Coming Soon', 'Pending', 'Sold'

Property Type is 'Residential'

Latitude, Longitude is within 3.00 mi of 18049053

State Or Province is 'Missouri'

Price is 275000 to 350000

CTH Last Modified Date Time is 8/6/2018+

Selected 5 of 5 results.

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The Nett Group Real Estate Advisors
 Keller Williams Realty Chesterfield
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 michael@thenettgroup.com

Listing Activity Report

5343 Driftwood, Imperial, MO 63052

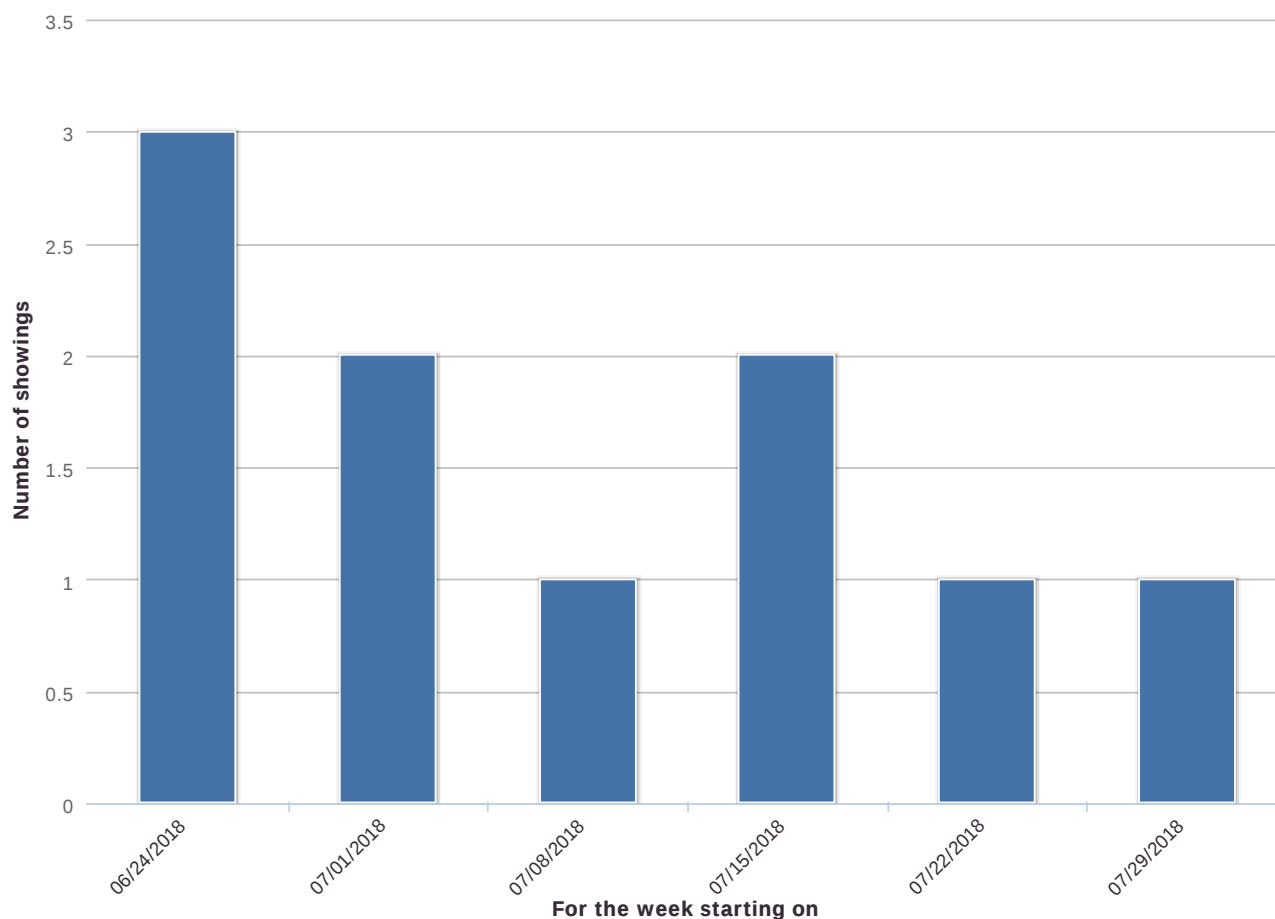
Snapshot for Jun 22, 2018 - Jul 31, 2018



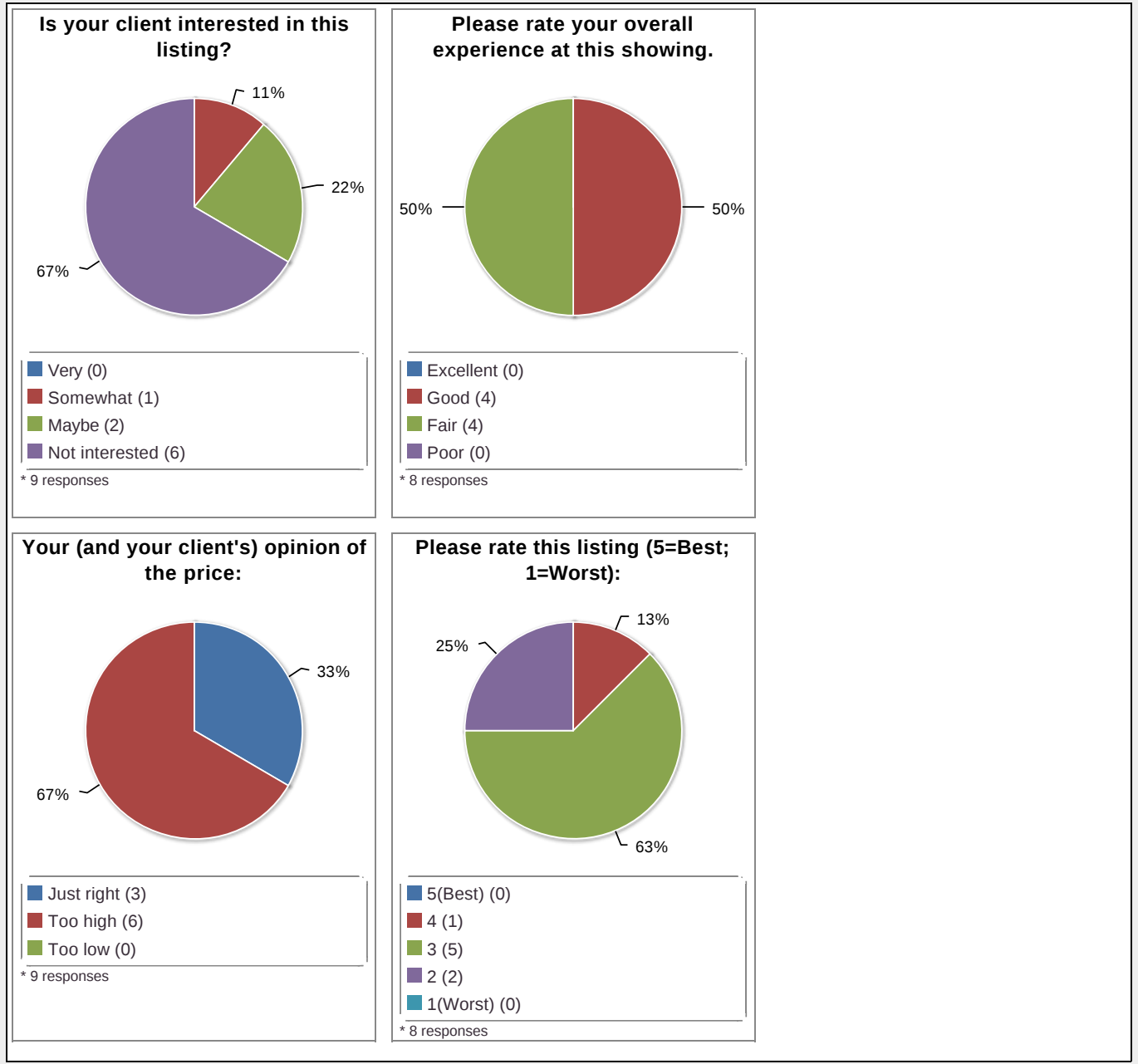
Listing ID: 18049053
 Address: 5343 Driftwood, Imperial, MO 63052
 Price: \$309,900
 Status: ACTIVE

Total number of appointments: 10
 Appointments in the last 30 days: 4
 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 07/31/2018 12:00 PM - 12:30 PM	07/31/2018 03:01 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 Just right 3 Too many flooring colors and the deck maintenance turn the buyer away.
Showing 07/24/2018 1:15 PM - 2:15 PM	07/31/2018 09:26 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 Good Too high 3

Activity Details	Received
Showing 07/18/2018 9:30 AM - 10:30 AM	07/18/2018 04:06 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
Showing 07/16/2018 5:00 PM - 5:30 PM	07/16/2018 05:43 PM
Is your client interested in this listing? Your (and your client's) opinion of the price: Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:	Not interested Just right 4
Showing 07/09/2018 5:00 PM - 6:00 PM	07/10/2018 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:	Maybe Good Just right 3 Nice home just not right for these buyers
2nd Showing 07/07/2018 12:00 PM - 1:15 PM	07/09/2018 10:15 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:	Not interested Fair Too high
Showing 07/06/2018 5:00 PM - 6:00 PM	07/06/2018 07:16 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 Clients are possibly interested. We will be chatting later this evening.
Showing 06/30/2018 7:00 PM - 7:45 PM	06/30/2018 11:06 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
Showing 06/27/2018 1:30 PM - 2:30 PM	06/27/2018 02:36 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:	Not interested Fair Too high 2 Buyers thought the home needed a ton of work and updates (damaged siding, water damage where siding is missing, dented duct work, outdated kitchen and flooring and decking in rough shape). They would be interested if the price was closer to \$250's for current condition.

Listing Activity Details		
Activity Type	Activity Date	Comments
 Past Showing	07/31/2018 12:00 PM - 12:30 PM	
 Past Showing	07/24/2018 1:15 PM - 2:15 PM	
 Past Showing	07/18/2018 9:30 AM - 10:30 AM	
 Past Showing	07/16/2018 5:00 PM - 5:30 PM	
 Past Showing	07/09/2018 5:00 PM - 6:00 PM	
 Past 2nd Showing	07/07/2018 12:00 PM - 1:15 PM	
 Past Showing	07/06/2018 5:00 PM - 6:00 PM	
 Past Showing	06/30/2018 7:00 PM - 7:45 PM	
 Canceled Showing	06/30/2018 2:00 PM - 3:00 PM	
 Past Showing	06/27/2018 1:30 PM - 2:30 PM	
 Past Showing	06/25/2018 5:30 PM - 6:30 PM	
 Status Change	06/25/2018 9:59 AM	
 New Listing	06/25/2018	
 Status Change	06/22/2018 4:12 PM	
 Price Change	06/22/2018 11:09 AM	