

The Nett Group Real Estate Advisors

# SELLER REPORT



5343 Driftwood | Imperial

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 |
|----------|------|------|-----------|----------------|----------|------|-----|-----------|----------------|--------------|------------------|----------------------|-------------|-------------------|-----------------|----------------|-------------|
| 18049053 | RESI | ACT  | 06/25/18  | 5343 Driftwood | Imperial | 391  | 56  | \$300,000 | 138            | 151          | 2                | 2                    | 143         | 20                | 5               | 6              | 356         |

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:    | 56        |
| 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                 |         |         |          |          |          |           |

### Search Criteria

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

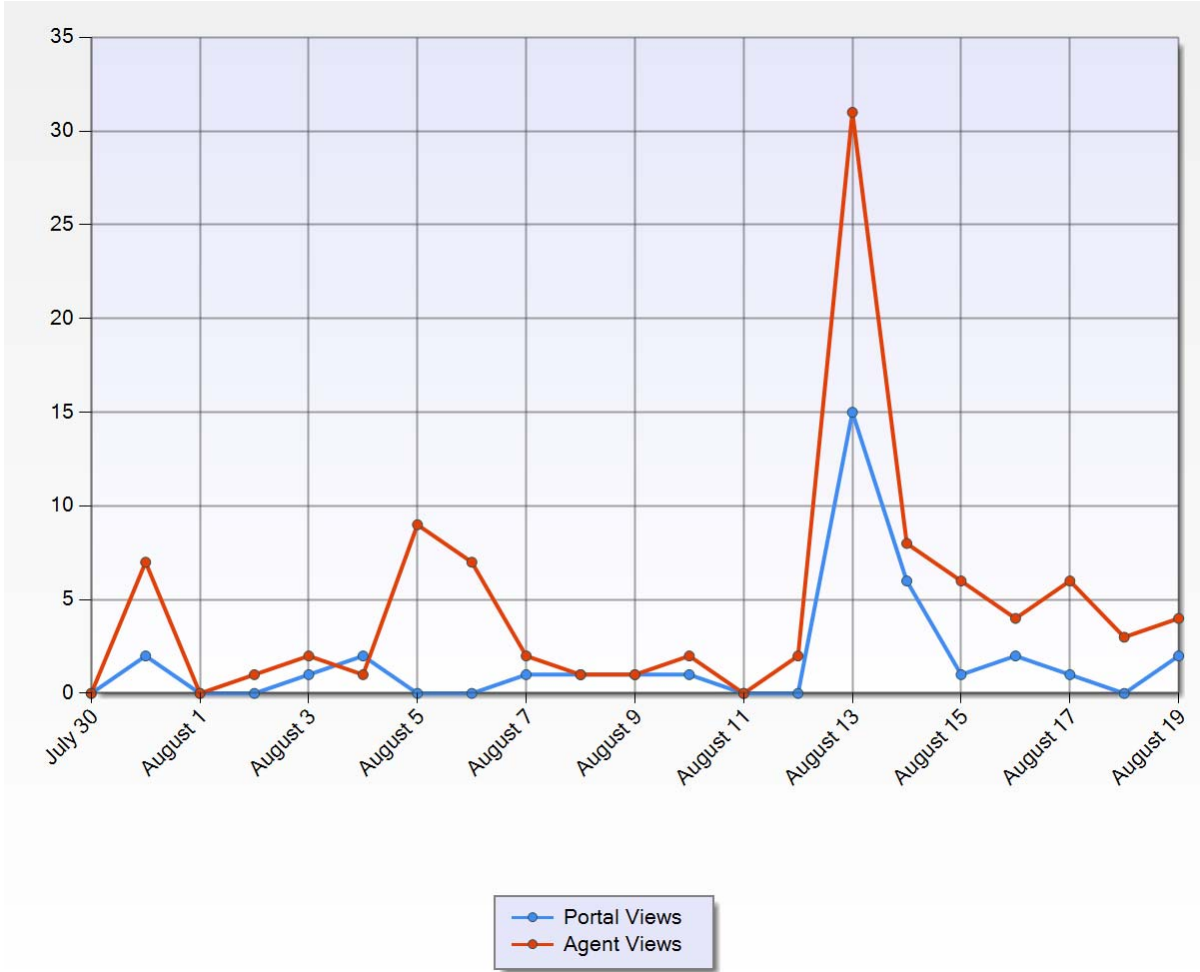
Listing Agent ID is 'MBNETTEM'

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     |
|----------|----------|----|-------------|--------|------------------------|----------------|----------|------|------|-----------|-----|---------|-------|------------|-----|-----|--------|
| 0.6 mi   | 18065495 | A  | 08/14/2018  | RESI   | 5315 Wind Rose         | Unincorporated | Imperial | 396  | 6    | \$293,500 | 4   | 3 (2 1) | 2,560 | 0.260<br>0 | 16  |     | USRL01 |
| 2.4 mi   | 18063567 | A  | 08/07/2018  | RESI   | 5368 Amber Meadows Dr  | Unincorporated | Imperial | 390  | 13   | \$319,900 | 4   | 4 (3 1) | 2,236 | 0.180<br>0 | 4   |     | CBPR02 |
| 0.0 mi   | 18049053 | A  | 06/25/2018  | RESI   | 5343 Driftwood         | Unincorporated | Imperial | 391  | 56   | \$300,000 | 4   | 4 (3 1) | 3,604 | 0.190<br>0 | 13  |     | KWRC01 |
| 2.4 mi   | 18052564 | A  | 06/29/2018  | RESI   | 5376 Amber Meadows Dr  | Unincorporated | Imperial | 391  | 52   | \$329,900 | 4   | 3 (3 0) | 2,040 | 0.180<br>0 | 5   |     | RMXR01 |
| 2.4 mi   | 18016239 | P  | 08/13/2018  | RESI   | 4784 Cypress Pointe Dr | Unincorporated | Imperial | 391  | 161  | \$349,900 | 4   | 3 (2 1) | 2,941 | 0.165<br>2 |     |     | CBG 50 |
| 1.5 mi   | 18039306 | S  | 07/31/2018  | RESI   | 1672 Shane Dr          | Unincorporated | Imperial | 396  | 14   | \$275,000 | 3   | 2 (2 0) | 2,041 | 0.360<br>0 | 17  |     | KWRC01 |
| 2.2 mi   | 18057524 | S  | 08/17/2018  | RESI   | 5468 Mystic Oaks       | Unincorporated | Imperial | 396  | 3    | \$285,000 | 4   | 3 (2 1) | 1,817 | 0.210<br>0 | 19  |     | BHSP01 |

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## Residential Condensed

### 5315 Wind Rose, Imperial 63052-2190



MLS #: 18065495 Status: **A**  
 Area: 396 Bd: 4  
 Muni/Twp: Unincorporated  
 GA/CR: 3/0 Bth: 3 (2 1)  
 Style/Desc 2 Story/Other  
 SubD: Windmill Summit  
 Recent: 08/14/2018 : New

Stat Dt: 08/14/18 List Pr: \$293,500  
 Sqft Above: 2,560 Sell Pr:  
 Pr/SqFt: \$114.65 CDOM: 6  
 Age: 16 Schl Dst: Windsor C-1  
 Acres: .260

### 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: 08/16/2018 : Price Change : \$324,900->\$319,900

Stat Dt: 08/07/18 List Pr: \$319,900  
 Sqft Above: 2,236 Sell Pr:  
 Pr/SqFt: \$143.07 CDOM: 13  
 Age: 4 Schl Dst: Fox C-6  
 Acres: .180

### 5343 Driftwood, Imperial 63052-4309



MLS #: 18049053 Status: **A**  
 Area: 391 Bd: 4  
 Muni/Twp: Unincorporated  
 GA/CR: 3/0 Bth: 4 (3 1)  
 Style/Desc 2 Story/Other  
 SubD: Seckman Lake Estates 05

Stat Dt: 06/25/18 List Pr: \$300,000  
 Sqft Above: 3,604 Sell Pr:  
 Pr/SqFt: \$83.24 CDOM: 56  
 Age: 13 Schl Dst: Fox C-6  
 Acres: .190

### 5376 Amber Meadows Dr, Imperial 63052-313



MLS #: 18052564 Status: **A**  
 Area: 391 Bd: 4  
 Muni/Twp: Unincorporated  
 GA/CR: 3/0 Bth: 3 (3 0)  
 Style/Desc 1 Story/Ranch  
 SubD: Amberleigh Woods 1  
 Recent: 08/18/2018 : Price Change : \$334,900->\$329,900

Stat Dt: 06/29/18 List Pr: \$329,900  
 Sqft Above: 2,040 Sell Pr:  
 Pr/SqFt: \$161.72 CDOM: 52  
 Age: 5 Schl Dst: Fox C-6  
 Acres: .180

### 4784 Cypress Pointe Dr, Imperial 63052



MLS #: 18016239 Status: **P**  
 Area: 391 Bd: 4  
 Muni/Twp: Unincorporated  
 GA/CR: 3/0 Bth: 3 (2 1)  
 Style/Desc 2 Story/Other  
 SubD: The Estates at Huntington Glen

Stat Dt: 08/13/18 List Pr: \$349,900  
 Sqft Above: 2,941 Sell Pr:  
 Pr/SqFt: \$118.97 CDOM: 161  
 Age: UC Schl Dst: Fox C-6  
 Acres: .165

### 1672 Shane Dr, Imperial 63052-4030



MLS #: 18039306 Status: **S**  
 Area: 396 Bd: 3  
 Muni/Twp: Unincorporated  
 GA/CR: 3/0 Bth: 2 (2 0)  
 Style/Desc 1 Story/Atrium  
 SubD: Benzel Meadows  
 Recent: 08/14/2018 : Sold : P->S

Stat Dt: 07/31/18 List Pr: \$279,900  
 Sqft Above: 2,041 Sell Pr: \$275,000  
 Pr/SqFt: \$134.74 CDOM: 14  
 Age: 17 Schl Dst: Windsor C-1  
 Acres: .360

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5468 Mystic Oaks, Imperial 63052-3433



MLS #: 18057524 Status: **S**  
Area: 396 Bd: 4  
Muni/Twp: Unincorporated  
GA/CR: 2/0 Bth: 3 (2 1)  
Style/Desc 1.5 Story/Other  
SubD: Oaks 01  
Recent: **08/19/2018 : Sold : P->S**

Stat Dt: 08/17/18 List Pr: \$285,000  
Sqft Above: 1,817 Sell Pr: \$285,000  
Pr/SqFt: \$156.85 CDOM: 3  
Age: 19 Schl Dst: Windsor C-1  
Acres: .210

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 8/13/2018+  
Selected 7 of 7 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

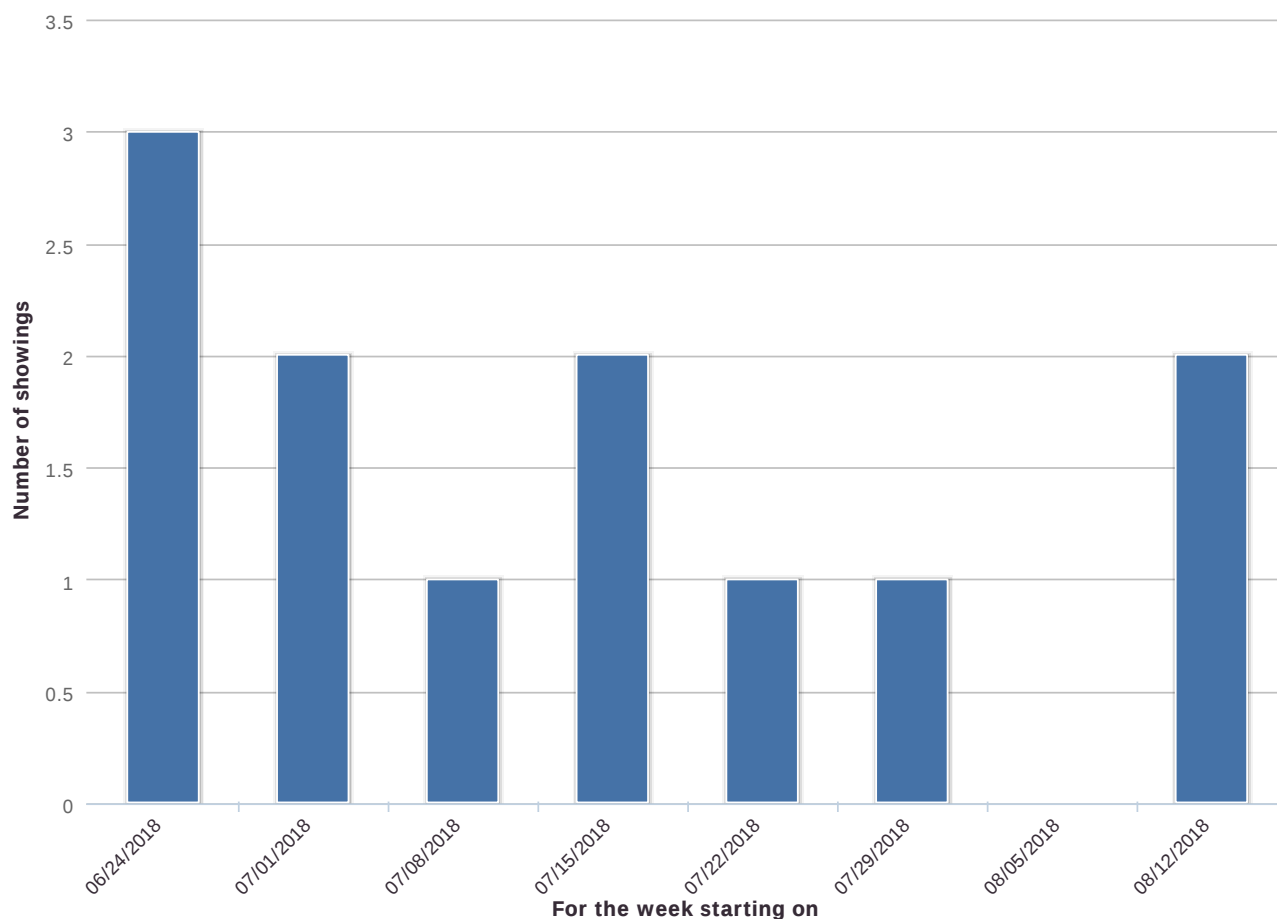
Snapshot for Jun 22, 2018 - Aug 17, 2018



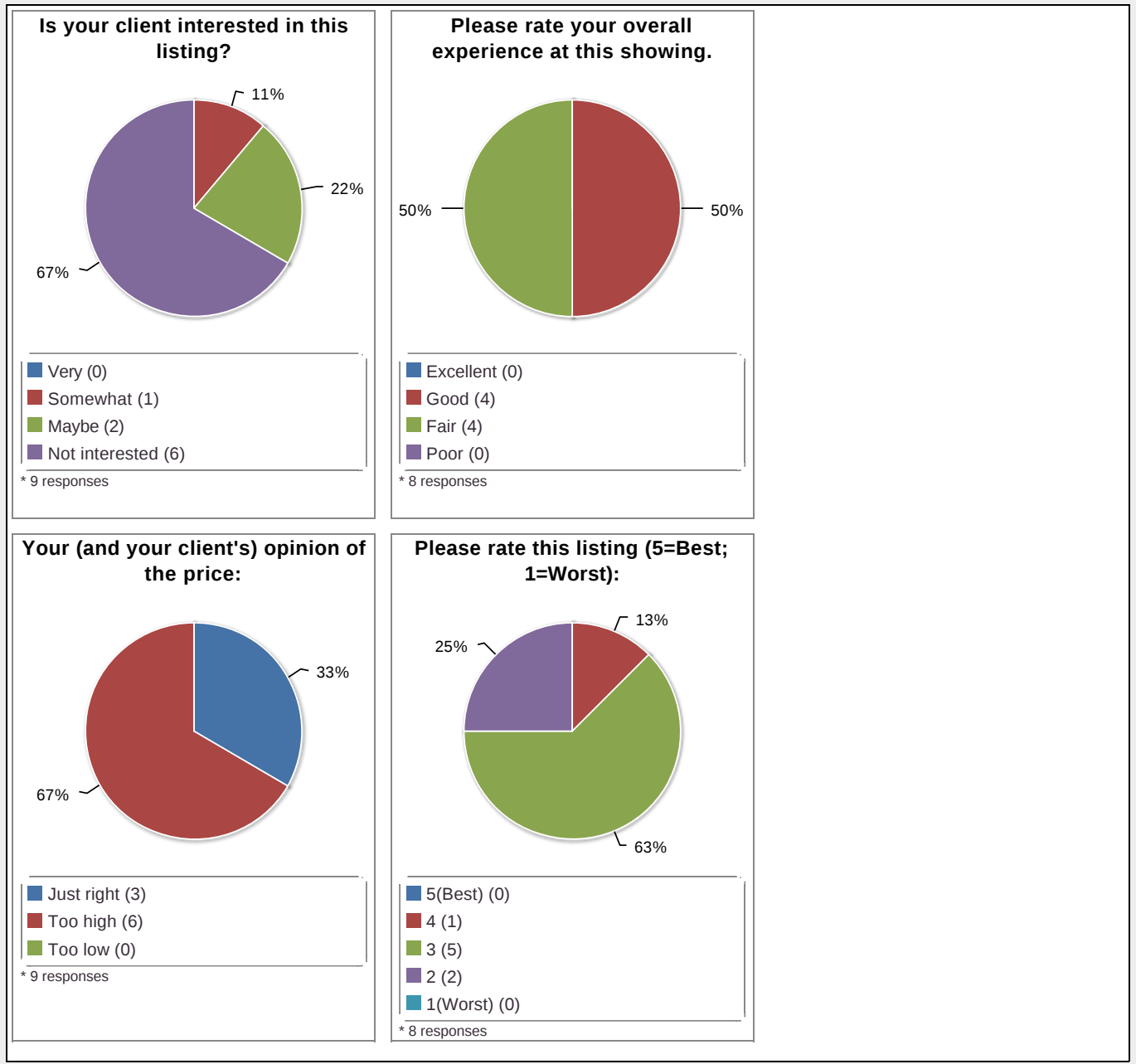
Listing ID: 18049053  
 Address: 5343 Driftwood, Imperial, MO 63052  
 Price: \$300,000  
 Status: ACTIVE

Total number of appointments: 12  
 Appointments in the last 30 days: 4  
 Appointments in the last 7 days: 2  
 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<br>08/13/2018 6:30 PM - 7:30 PM                                                                                                                                                                                                                                                                                                  | 08/14/2018 07:26 AM |
| COMMENTS/RECOMMENDATIONS: They liked it . Very very spacious just not sure about the two stories because they're in their mid-50s and having health problems already so they're thinking about it                                                                                                                                        |                     |
| Showing<br>07/31/2018 12:00 PM - 12:30 PM                                                                                                                                                                                                                                                                                                | 07/31/2018 03:01 PM |
| Is your client interested in this listing? Not interested<br>Please rate your overall experience at this showing. Good<br>Your (and your client's) opinion of the price: Just right<br>Please rate this listing (5=Best; 1=Worst): 3<br>COMMENTS/RECOMMENDATIONS: Too many flooring colors and the deck maintenance turn the buyer away. |                     |
| Showing<br>07/24/2018 1:15 PM - 2:15 PM                                                                                                                                                                                                                                                                                                  | 07/31/2018 09:26 PM |

| Activity Details                                                                                                                                                                                                                                        | Received                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| <p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p> | <p>Not interested</p> <p>Good</p> <p>Too high</p> <p>3</p>                                                                           |
| Showing<br>07/18/2018 9:30 AM - 10:30 AM                                                                                                                                                                                                                | 07/18/2018 04:06 PM                                                                                                                  |
| <p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p> | <p>Not interested</p> <p>Fair</p> <p>Too high</p> <p>2</p>                                                                           |
| Showing<br>07/16/2018 5:00 PM - 5:30 PM                                                                                                                                                                                                                 | 07/16/2018 05:43 PM                                                                                                                  |
| <p>Is your client interested in this listing?</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p>                                                             | <p>Not interested</p> <p>Just right</p> <p>4</p>                                                                                     |
| Showing<br>07/09/2018 5:00 PM - 6:00 PM                                                                                                                                                                                                                 | 07/10/2018 06:16 PM                                                                                                                  |
| <p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p> | <p>Maybe</p> <p>Good</p> <p>Just right</p> <p>3</p> <p>Nice home just not right for these buyers</p>                                 |
| 2nd Showing<br>07/07/2018 12:00 PM - 1:15 PM                                                                                                                                                                                                            | 07/09/2018 10:15 PM                                                                                                                  |
| <p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p> | <p>Not interested</p> <p>Fair</p> <p>Too high</p>                                                                                    |
| Showing<br>07/06/2018 5:00 PM - 6:00 PM                                                                                                                                                                                                                 | 07/06/2018 07:16 PM                                                                                                                  |
| <p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p> | <p>Somewhat</p> <p>Fair</p> <p>Too high</p> <p>3</p> <p>Clients are possibly interested. We will be chatting later this evening.</p> |
| Showing<br>06/30/2018 7:00 PM - 7:45 PM                                                                                                                                                                                                                 | 06/30/2018 11:06 PM                                                                                                                  |
| <p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p> | <p>Maybe</p> <p>Good</p> <p>Too high</p> <p>3</p>                                                                                    |
| Showing<br>06/27/2018 1:30 PM - 2:30 PM                                                                                                                                                                                                                 | 06/27/2018 02:36 PM                                                                                                                  |

| Activity Details                                                                                                                                                                                                                                        | Received                                                                                                                                                                                                                                                                                                                                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p> | <p>Not interested</p> <p>Fair</p> <p>Too high</p> <p>2</p> <p>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.</p> |

| Listing Activity Details                                                                                   |                                |          |
|------------------------------------------------------------------------------------------------------------|--------------------------------|----------|
| Activity Type                                                                                              | Activity Date                  | Comments |
|  Past Showing              | 08/17/2018 6:30 PM - 7:30 PM   |          |
|  Canceled Showing          | 08/17/2018 6:00 PM - 6:45 PM   |          |
|  Past Showing              | 08/13/2018 6:30 PM - 7:30 PM   |          |
|  Price Change Notification | 08/13/2018 9:34 AM             |          |
|  Price Change              | 08/13/2018 4:14 AM             |          |
|  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            |          |