

The Nett Group Real Estate Advisors

SELLER REPORT



8076 Glen Arbor Dr | Lake St Louis

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
18072550	RESI	ACT	09/11/18	8076 Glen Arbor Dr	Lake St Louis	416	48	\$319,000	363	492	9	9	390	22	35	24	755

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

Cross Property Condensed

8076 Glen Arbor Dr, Lake St Louis 63367-4295



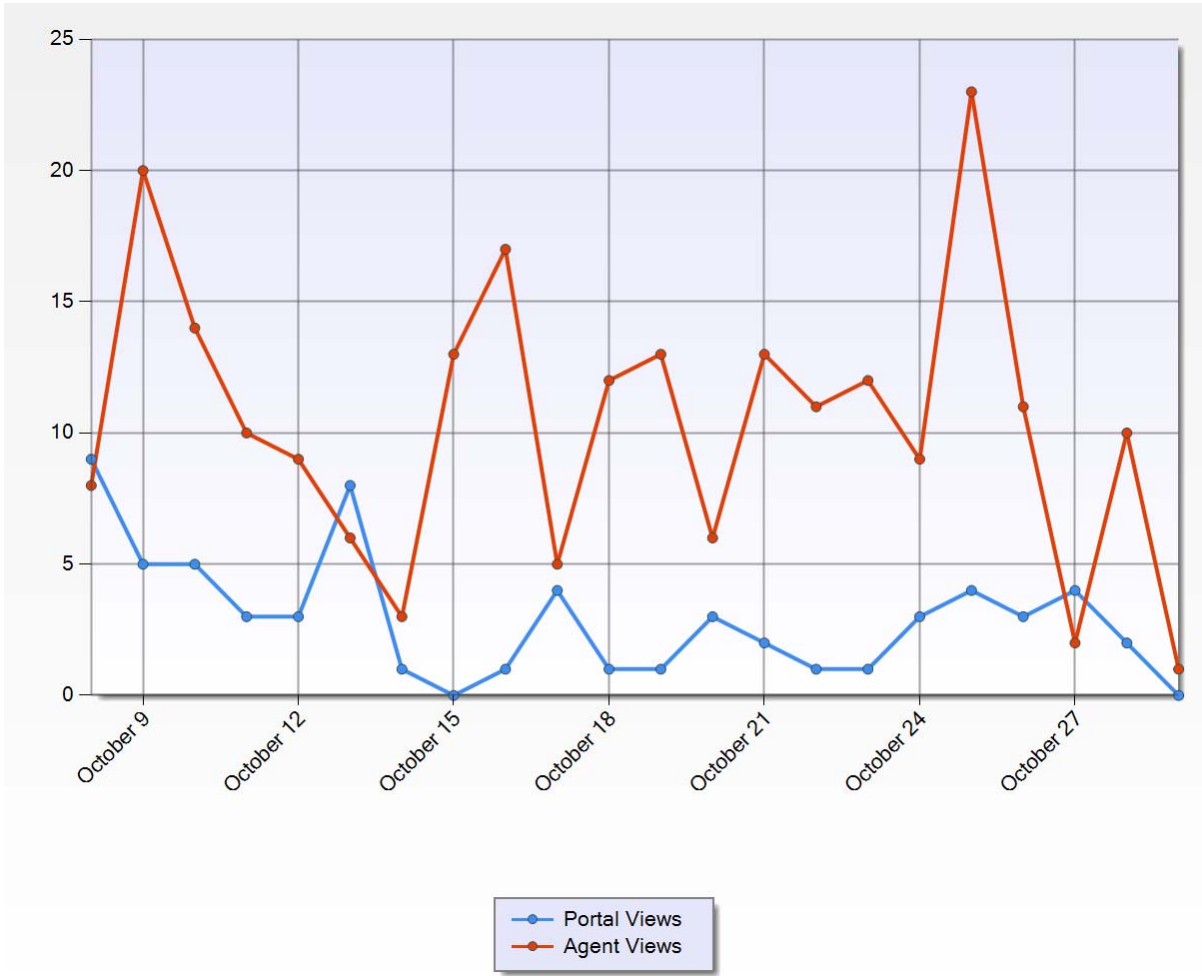
MLS #:	18072550	Status:	A	Stat Dt:	09/11/18	List Pr:	\$319,000
Area:	416	Bd:	4	Sq Ft:	2,313	Sell Pr:	
Muni/Twp:	Lake St. Louis			Pr/SqFt:	\$137.92	CDOM:	48
GA/CR:	3/0	Bth:	4 (3 1)		\$190	Age:	14
Style/Desc:	1 Story/Atrium					Acre:	.230
SubD:	Manors At Glen Brook #2						
Schl District:	Wentzville R-IV						

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 29 results.

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 Historical Views for 8076 Glen Arbor 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
0.6 mi	18031939	A	04/22/2018	RESI		402 TBB Mason Creek Dr	Lake St. Louis	Lake St Louis	416	185	\$339,990	4	3 (2 1)	2,779		0.0000			LAUP01
0.6 mi	18022998	A	03/27/2018	RESI		3 Falling Leaf Dr	Unincorporated	Lake St Louis	417	194	\$325,000	4	3 (3 0)	2,247		3.0700	40		CBG 21
0.9 mi	18078818	A	10/03/2018	RESI		208 Honor Lane	Unincorporated	Lake St Louis	416	26	\$314,900	4	3 (2 1)	2,674		0.2500	4		WCLK01

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Residential Condensed





402 TBB Mason Creek Dr, Lake St Louis 63371
 MLS #: [18031939](#) Status: **A**
 Area: **416** Bd: **4**
 Muni/Twp: **Lake St. Louis**
 GA/CR: **3/0** Bth: **3 (2 1)**
 Style/Desc: **2 Story/Other**
 SubD: **Brookfield Crossing**
 Recent: **10/26/2018 : BoM : X->A**

Stat Dt: **04/22/18**
 Sqft Above: **2,779**
 Pr/SqFt: **\$122.34**
 Age: **TBB**
 \$150

List Pr: **\$339,990**
 Sell Pr:
 CDOM: **185**
 Schl Dst: **Wentzville R-IV**
 Acres: **0 (Other)**





3 Falling Leaf Dr, Lake St Louis 63367-6433
 MLS #: [18022998](#) Status: **A**
 Area: **417** Bd: **4**
 Muni/Twp: **Unincorporated**
 GA/CR: **2/0** Bth: **3 (3 0)**
 Style/Desc: **1 Story/Ranch**
 SubD: **Falling Leaf Farms**
 Recent: **10/25/2018 : BoM : P->A**

Stat Dt: **03/27/18**
 Sqft Above: **2,247**
 Pr/SqFt: **\$144.64**
 Age: **40**
 \$200

List Pr: **\$325,000**
 Sell Pr:
 CDOM: **194**
 Schl Dst: **Wentzville R-IV**
 Acres: **3.070**





208 Honor Lane, Lake St Louis 63367-6481
 MLS #: [18078818](#) Status: **A**
 Area: **416** Bd: **4**
 Muni/Twp: **Unincorporated**
 GA/CR: **3/0** Bth: **3 (2 1)**
 Style/Desc: **2 Story/Other**
 SubD: **Dove Meadows #3**
 Recent: **10/24/2018 : Price Change : \$319,999->\$314,900**

Stat Dt: **10/03/18**
 Sqft Above: **2,674**
 Pr/SqFt: **\$117.76**
 Age: **4**
 \$100

List Pr: **\$314,900**
 Sell Pr:
 CDOM: **26**
 Schl Dst: **Wentzville R-IV**
 Acres: **.250**

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 1.00 mi of 18072550
 Price is 300000 to 350000
 CTH Last Modified Date Time is 10/22/2018+
 Selected 3 of 3 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

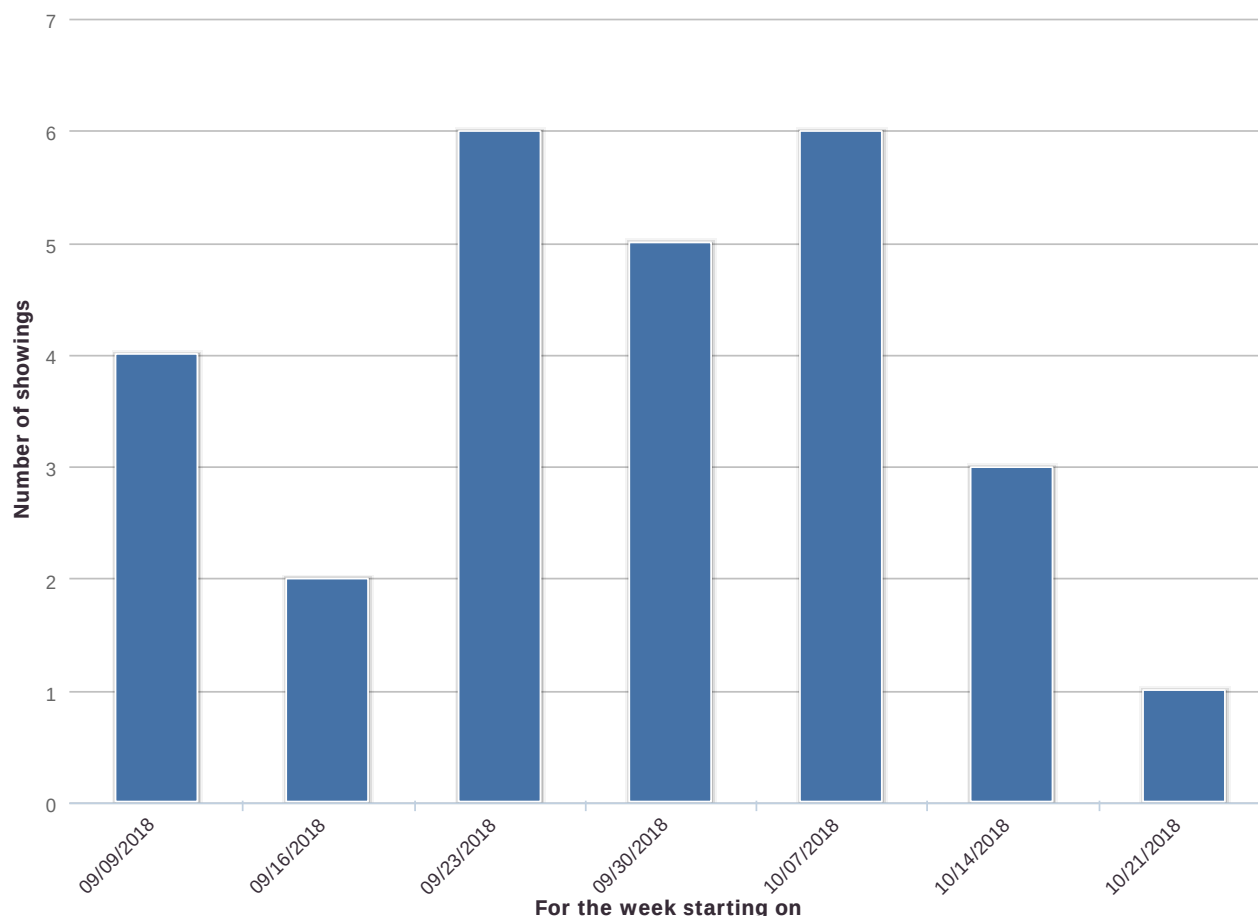
8076 Glen Arbor Drive, Lake St Louis, MO 63367

Snapshot for Sep 10, 2018 - Oct 27, 2018



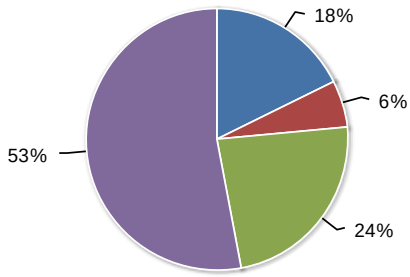
Listing ID:	18072550
Address:	8076 Glen Arbor Drive, Lake St Louis, MO 63367
Price:	\$319,000
Status:	ACTIVE
Total number of appointments:	27
Appointments in the last 30 days:	15
Appointments in the last 7 days:	1
Total number of agent previews:	2
Total number of agent inquiries	0

Appointments Per Week



Feedback at a Glance

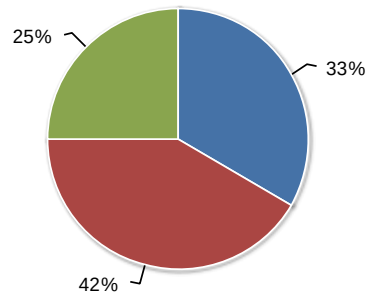
Is your client interested in this listing?



Very (3)
Somewhat (1)
Maybe (4)
Not interested (9)

* 17 responses

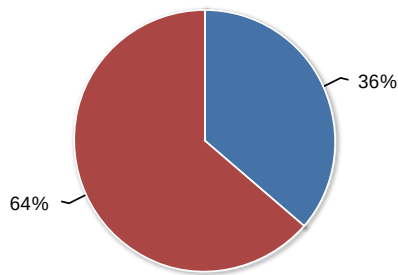
Please rate your overall experience at this showing.



Excellent (4)
Good (5)
Fair (3)
Poor (0)

* 12 responses

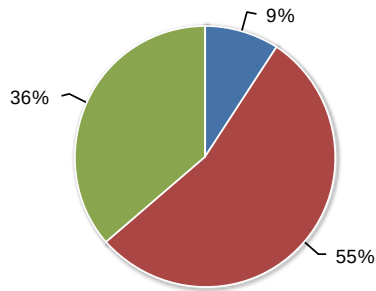
Your (and your client's) opinion of the price:



Just right (4)
Too high (7)
Too low (0)

* 11 responses

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



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

* 11 responses

Feedback Responses

Activity Details		Received
Showing 10/20/2018 11:15 AM - 12:45 PM		10/21/2018 03:52 PM
Is your client interested in this listing? COMMENTS/RECOMMENDATIONS:		Maybe
Showing 10/16/2018 10:00 AM - 11:30 AM		10/16/2018 12:55 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 They decided they wanted to be further away from neighbors and didn't like that there were going to be houses so close in the back.
Showing 10/15/2018 12:30 PM - 1:30 PM		10/15/2018 06:23 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 Fair Too high Nice curb appeal & tons of space to entertain. The kitchen appliances are dated & it could use a more neutral paint color. Their biggest concern is the piercing in the basement & the drainage in the yard.
Showing 10/12/2018 10:30 AM - 11:00 AM		10/12/2018 03:57 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 Just right 4 Client was concerned about the basement leaking
Showing 10/10/2018 5:30 PM - 6:00 PM		10/10/2018 06:17 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 Yard too small. Liked floorplan but just didn't fit their criteria.
Showing 10/09/2018 6:00 PM - 7:00 PM		10/12/2018 06:51 AM
Is your client interested in this listing? Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:		Very 4
Agent Preview 10/09/2018 3:15 PM - 4:15 PM		10/09/2018 05:07 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:		Very Good 4 I will be making another appointment to look at the house again sometime tomorrow.
Showing 10/09/2018 2:30 PM - 3:30 PM		10/09/2018 03:31 PM
COMMENTS/RECOMMENDATIONS:		The anchors in the basement scared my buyers that way
Showing 10/06/2018 12:30 PM - 1:30 PM		10/06/2018 07:58 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 Too high Client really likes the layout of the house. Feels it needs updating Thank you
2nd Showing 10/01/2018 11:30 AM - 12:15 PM		10/02/2018 07:47 AM

Activity Details		Received
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:		Maybe Too high 3
Showing 09/30/2018 3:30 PM - 4:30 PM		09/30/2018 04:32 PM
Is your client interested in this listing? Please rate your overall experience at this showing. Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:		Very Excellent 5(Best) Finalizing preapproval , but house checks off all their boxes .
Showing 09/30/2018 1:00 PM - 2:30 PM		09/30/2018 02:41 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 House showed well, very clean. Clients felt it was missing certain upgrades at this price and didn't care for flooring or color choices throughout. Thanks for letting me show.
Showing 09/28/2018 5:30 PM - 6:30 PM		09/30/2018 10:32 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 Client really likes the house but feels it needs some updating. Thank you!!
Agent Preview 09/27/2018 2:15 PM - 3:15 PM		09/27/2018 04:00 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 Just right 4 Lots of usable space. Small back yard but colors are warm and inviting.
Showing 09/27/2018 12:30 PM - 1:15 PM		09/28/2018 10:42 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 Fair Too high Big Concerns with the basement walls. Appeared to the buyers that it was still leaking.
Showing 09/26/2018 6:00 PM - 7:00 PM		09/26/2018 09:14 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 Fair Too high 3 Main floor had great space. Kitchen needs updating. Master bedroom good size, the other rooms were small. The deck and backyard had good privacy but know that there will be a house built behind the house one day. The basement did not have enough living space. Thanks for letting us show.
Showing 09/13/2018 1:00 PM - 3:00 PM		09/14/2018 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:		Not interested Excellent Just right 4 These buyers wanted a more private back yard.,with no storm drain or swail. The did not like the cracked walls in the basement. It is in excellent condition,with many good features.
Showing 09/12/2018 11:30 AM - 12:45 PM		09/12/2018 01:23 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 nice home just found one that suited them more.

Listing Activity Details		
Activity Type	Activity Date	Comments
 Past Showing	10/27/2018 10:15 AM - 11:15 AM	
 Past Showing	10/20/2018 11:15 AM - 12:45 PM	
 Past Showing	10/16/2018 10:00 AM - 11:30 AM	
 Past Showing	10/15/2018 12:30 PM - 1:30 PM	
 Past Showing	10/13/2018 11:30 AM - 12:45 PM	
 Past Showing	10/12/2018 10:30 AM - 11:00 AM	
 Past Showing	10/10/2018 5:30 PM - 6:00 PM	
 Past Showing	10/09/2018 6:00 PM - 7:00 PM	
 Past Agent Preview	10/09/2018 3:15 PM - 4:15 PM	
 Past Showing	10/09/2018 2:30 PM - 3:30 PM	
 Past Showing	10/06/2018 12:30 PM - 12:45 PM	
 Past Showing	10/06/2018 12:30 PM - 1:30 PM	

Activity Type	Activity Date	Comments
 Price Change	10/03/2018 9:13 AM	
 Past 2nd Showing	10/01/2018 11:30 AM - 12:15 PM	
 Past Showing	09/30/2018 3:30 PM - 4:30 PM	
 Past Showing	09/30/2018 1:00 PM - 2:30 PM	
 Past Showing	09/28/2018 5:30 PM - 6:30 PM	
 Past Agent Preview	09/27/2018 2:15 PM - 3:15 PM	
 Past Showing	09/27/2018 12:30 PM - 1:15 PM	
 Past Showing	09/26/2018 6:00 PM - 7:00 PM	
 Past Showing	09/26/2018 3:30 PM - 4:30 PM	
 Past Showing	09/25/2018 11:00 AM - 12:30 PM	
 Past Showing	09/21/2018 1:30 PM - 2:30 PM	
 Past Showing	09/20/2018 4:00 PM - 4:30 PM	
 Canceled Showing	09/19/2018 5:30 PM - 6:30 PM	
 Past Showing	09/15/2018 10:00 AM - 11:00 AM	
 Past Showing	09/13/2018 4:00 PM - 5:00 PM	
 Past Showing	09/13/2018 1:00 PM - 3:00 PM	
 Past Showing	09/12/2018 11:30 AM - 12:45 PM	
 Status Change	09/11/2018 8:23 AM	
 New Listing	09/11/2018	
 Status Change	09/10/2018 12:15 PM	
 Price Change	09/10/2018 7:03 AM	