

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	28	\$319,000	343	445	7	10	380	69	36	21	536

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



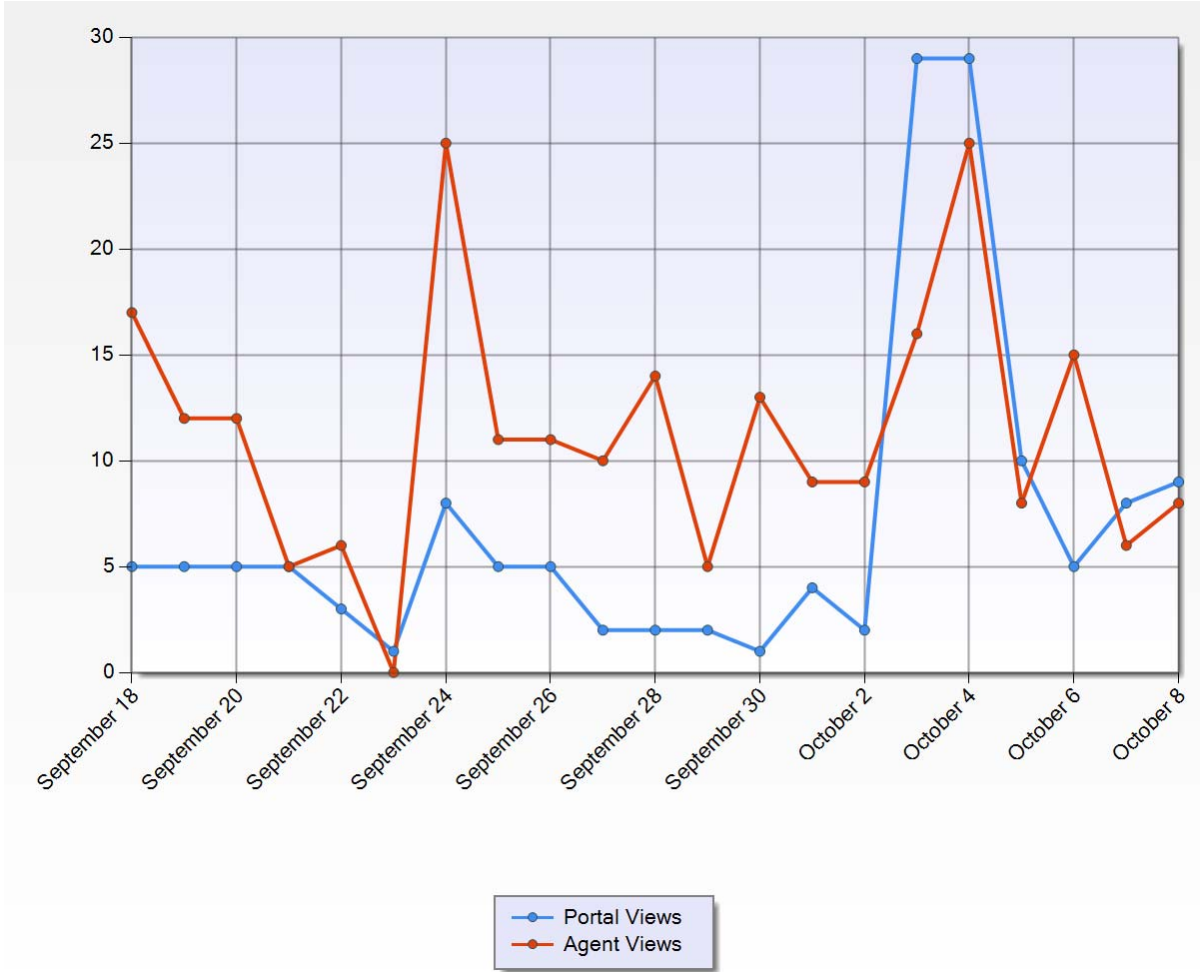
MLS #:	18072550	Status:	A	Stat Dt:	09/11/18	List Pr:	\$319,000
Area:	416	Bd:	4	Sq Ft:	2,850	Sell Pr:	
Muni/Twp:	Unincorporated			Pr/SqFt:	\$111.93	CDOM:	28
GA/CR:	3/0	Bth:	4 (3 1)		\$190	Age:	14
Style/Desc:	1 Story/Atrium					Acre:	.230
SubD:	Manors At Glen Brook #2						
Schl District:	Wentzville R-IV						
Recent:	10/03/2018 : Price Change : \$330,000->\$319,000						

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 32 results.

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 Historical Views for 8076 Glen Arbor Dr

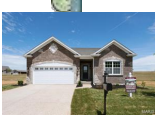
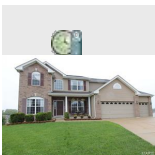


Residential Single Line

Distance	MLS #	St	Status Date	P Type	Address	Muni/Twp	City	Area	CDOM	Price Bd	Bth	SqFt Abv	Lsz	Age	Off ID
0.9 mi	18078818	A	10/03/2018	RESI	208 Honor Lane	Unincorporated	Lake St Louis	416	6	\$319,999	4	3 (2 1)	2,674	0.2500	4 WCLK01
0.4 mi	18080698	A	10/05/2018	RESI	311 Hollowgate Dr	O'Fallon	Lake St Louis	417	4	\$309,900	3	2 (2 0)	2,014	0.1950	4 SLRE02
0.6 mi	18076813	A	10/04/2018	RESI	1 TBB TBB-Denmark 1.5 @ Shady	O'Fallon	Lake St Louis	417	5	\$331,900	4	3 (3 0)	2,283		BHSP02
0.0 mi	18072550	A	09/11/2018	RESI	8076 Glen Arbor Dr	Unincorporated	Lake St Louis	416	28	\$319,000	4	4 (3 1)	2,850	0.2300	14 KWRC01
0.9 mi	18008561	A	02/12/2018	RESI	309 Myna Dr	Lake St. Louis	Lake St Louis	416	178	\$350,000	3	2 (2 0)	1,834	0.1760	0 KWRP01
0.7 mi	18076009	A	09/27/2018	RESI	2007 Preston Woods	O'Fallon	Lake St Louis	417	12	\$304,000	3	2 (2 0)	2,068	0.1500	9 KWRC01
0.8 mi	18077474	A	09/29/2018	RESI	419 Wynding Gate Dr	O'Fallon	Lake St Louis	417	10	\$349,900	4	3 (2 1)	2,976	0.2300	6 BHSP02
0.7 mi	18059782	O	10/05/2018	RESI	914 Harvestwynd Ct	O'Fallon	Lake St Louis	417	48	\$339,000	4	3 (2 1)	3,276	0.3300	10 BHGR01

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Residential Condensed

		208 Honor Lane, Lake St Louis 63367-6481			
MLS #:	18078818	Status:	A	Stat Dt:	10/03/18
Area:	416	Bd:	4	Sqft Above:	2,674
Muni/Twp:	Unincorporated			Pr/SqFt:	\$119.67
GA/CR:	3/0	Bth:	3 (2 1)	Age:	4
Style/Desc:	2 Story/Other				\$100
SubD:	Dove Meadows #3			List Pr:	\$319,999
				Sell Pr:	
				CDOM:	6
				Schl Dst:	Wentzville R-IV
				Acres:	.250
		311 Hollowgate Dr, Lake St Louis 63367-4361			
MLS #:	18080698	Status:	A	Stat Dt:	10/05/18
Area:	417	Bd:	3	Sqft Above:	2,014
Muni/Twp:	O'Fallon			Pr/SqFt:	\$153.87
GA/CR:	3/0	Bth:	2 (2 0)	Age:	4
Style/Desc:	1 Story/Ranch				\$300
SubD:	Wyndgate Village B #2-A			List Pr:	\$309,900
Recent:	10/05/2018 : New			Sell Pr:	
				CDOM:	4
				Schl Dst:	Wentzville R-IV
				Acres:	.195
		1 TBB TBB-Denmark 1.5 @ Shady Creek, Lake St Louis 63367-4251			
MLS #:	18076813	Status:	A	Stat Dt:	10/04/18
Area:	417	Bd:	4	Sqft Above:	2,283
Muni/Twp:	O'Fallon			Pr/SqFt:	\$145.38
GA/CR:	3/0	Bth:	3 (3 0)	Age:	TBB
Style/Desc:	1.5 Story/Other				\$450
SubD:	Shady Creek			List Pr:	\$331,900
Recent:	10/04/2018 : New			Sell Pr:	
				CDOM:	5
				Schl Dst:	Wentzville R-IV
				Acres:	0
		8076 Glen Arbor Dr, Lake St Louis 63367-4259			
MLS #:	18072550	Status:	A	Stat Dt:	09/11/18
Area:	416	Bd:	4	Sqft Above:	2,850
Muni/Twp:	Unincorporated			Pr/SqFt:	\$111.93
GA/CR:	3/0	Bth:	4 (3 1)	Age:	14
Style/Desc:	1 Story/Atrium				\$190
SubD:	Manors At Glen Brook #2			List Pr:	\$319,000
Recent:	10/03/2018 : Price Change : \$330,000->\$319,000			Sell Pr:	
				CDOM:	28
				Schl Dst:	Wentzville R-IV
				Acres:	.230
		309 Myna Dr, Lake St Louis 63367-1822			
MLS #:	18008561	Status:	A	Stat Dt:	02/12/18
Area:	416	Bd:	3	Sqft Above:	1,834
Muni/Twp:	Lake St. Louis			Pr/SqFt:	\$190.84
GA/CR:	2/0	Bth:	2 (2 0)	Age:	
Style/Desc:	1 Story/Villa				\$235
SubD:	Heritage Of Hawk Ridge #6			List Pr:	\$350,000
Recent:	10/03/2018 : Price Change : \$351,110->\$350,000			Sell Pr:	
				CDOM:	178
				Schl Dst:	Wentzville R-IV
				Acres:	.176
		2007 Preston Woods, Lake St Louis 63367-6101			
MLS #:	18076009	Status:	A	Stat Dt:	09/27/18
Area:	417	Bd:	3	Sqft Above:	2,068
Muni/Twp:	O'Fallon			Pr/SqFt:	\$147.00
GA/CR:	2/0	Bth:	2 (2 0)	Age:	9
Style/Desc:	1 Story/Ranch				\$375
SubD:	Preston Woods #1			List Pr:	\$304,000
Recent:	10/05/2018 : Price Change : \$319,900->\$304,000			Sell Pr:	
				CDOM:	12
				Schl Dst:	Wentzville R-IV
				Acres:	.150
		419 Wynding Gate Dr, Lake St Louis 63367-4101			
MLS #:	18077474	Status:	A	Stat Dt:	09/29/18
Area:	417	Bd:	4	Sqft Above:	2,976
Muni/Twp:	O'Fallon			Pr/SqFt:	\$117.57
GA/CR:	3/0	Bth:	3 (2 1)	Age:	6
Style/Desc:	2 Story/Other				
SubD:	Wyndgate Village D #1			List Pr:	\$349,900
Recent:	10/07/2018 : Price Change : \$355,000->\$349,900			Sell Pr:	
				CDOM:	10
				Schl Dst:	Wentzville R-IV
				Acres:	.230
		914 Harvestwynd Ct, Lake St Louis 63367			
MLS #:	18059782	Status:	O	Stat Dt:	10/05/18
Area:	417	Bd:	4	Sqft Above:	3,276
Muni/Twp:	O'Fallon			Pr/SqFt:	\$103.48
GA/CR:	3/0	Bth:	3 (2 1)	Age:	10
Style/Desc:	2 Story/Other				\$300
SubD:	Wyndgate Village			List Pr:	\$339,000
Recent:	10/05/2018 : Option : A->O			Sell Pr:	
				CDOM:	48
				Schl Dst:	Wentzville R-IV
				Acres:	.330

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 10/2/2018+

Selected 8 of 8 results.

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

Listing Activity Report

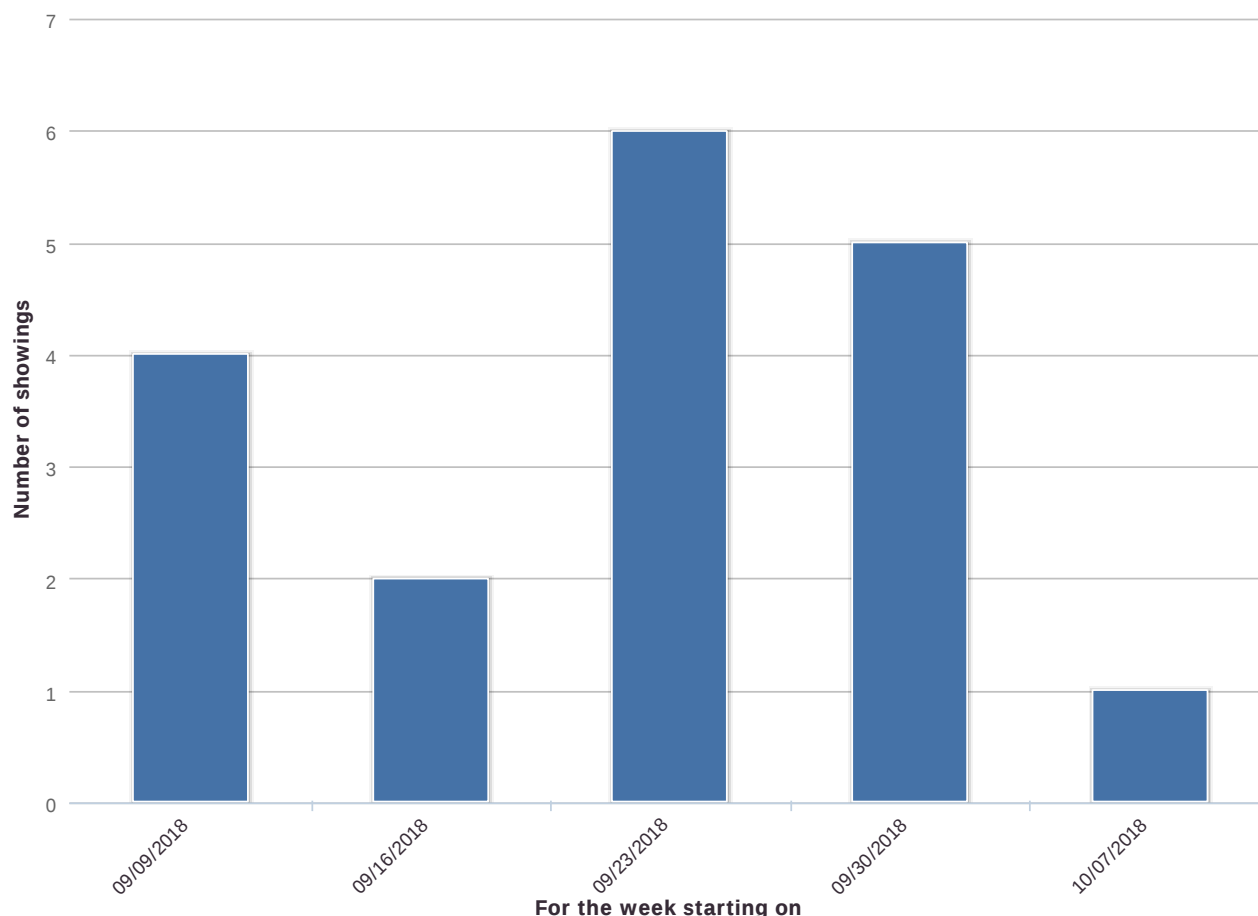
8076 Glen Arbor Drive, Lake St Louis, MO 63367

Snapshot for Sep 10, 2018 - Oct 09, 2018



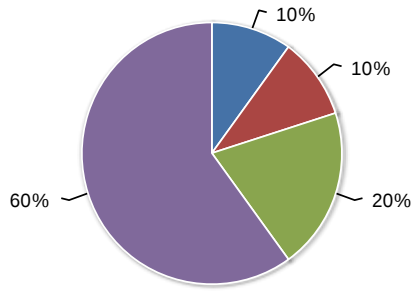
Listing ID:	18072550
Address:	8076 Glen Arbor Drive, Lake St Louis, MO 63367
Price:	\$319,000
Status:	ACTIVE
Total number of appointments:	18
Appointments in the last 30 days:	18
Appointments in the last 7 days:	3
Total number of agent previews:	1
Total number of agent inquiries	0

Appointments Per Week



Feedback at a Glance

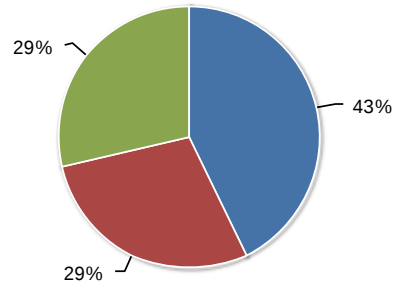
Is your client interested in this listing?



Very (1)
 Somewhat (1)
 Maybe (2)
 Not interested (6)

* 10 responses

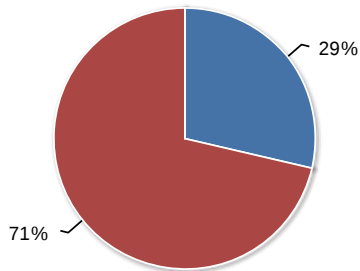
Please rate your overall experience at this showing.



Excellent (3)
 Good (2)
 Fair (2)
 Poor (0)

* 7 responses

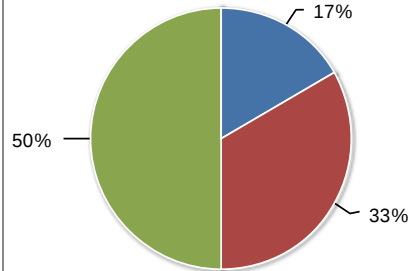
Your (and your client's) opinion of the price:



Just right (2)
 Too high (5)
 Too low (0)

* 7 responses

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



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

* 6 responses

Feedback Responses

Activity Details	Received
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
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

Activity Details		Received
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
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

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 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
 Future Showing	10/09/2018 6:00 PM - 7:00 PM	
 Past Showing	10/06/2018 12:30 PM - 1:30 PM	
 Past Showing	10/06/2018 12:30 PM - 12:45 PM	
 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	

Activity Type	Activity Date	Comments
 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	