

The Nett Group Real Estate Advisors

SELLER REPORT



483 Graywood Dr | Ballwin

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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
2.7 mi	18038581	A	05/17/2018	RESI	14878 Sycamore Manor Dr.	Chesterfield	Chesterfield	167	5	\$424,900	4	3 (2 1)	2,471	0.350	40		RXSB01
2.3 mi	18031658	A	04/20/2018	RESI	14535 Exton Lane	Chesterfield	Chesterfield	167	32	\$400,000	4	4 (3 1)	2,636	0.411	43		BHAL05
1.7 mi	18013800	A	02/24/2018	RESI	605 KEHRS MILL Rd	Ballwin	Ballwin	348	87	\$375,000	3	4 (3 1)		0.490	81		MORE01
2.6 mi	18025791	CO		RESI	133 Windy Acres Estates Dr	Ballwin	Ballwin	348		\$409,000	4	3 (2 1)	3,686	0.170	19		KWRW01
3.0 mi	18033388	CN	04/29/2018	RESI	2270 Kittridge	Chesterfield	Chesterfield	348	5	\$395,900	4	4 (3 1)	2,025	0.223	42		KWRC01
3.0 mi	18036974	O	05/20/2018	RESI	407 Hunters Hill Dr	Chesterfield	Chesterfield	167	10	\$425,000	4	4 (3 1)	2,574	0.310	36		CBG 15
2.9 mi	18035620	P	05/17/2018	RESI	1871 Clover Ridge Ct	Chesterfield	Chesterfield	167	13	\$399,900	4	3 (3 0)	2,490	0.238	43		CBG 05
2.2 mi	18031303	P		RESI	14247 Cedar Springs Dr	Town And County	Chesterfield	168	12	\$399,900	3	3 (2 1)	1,971	0.330	37		CBG 11
1.7 mi	18026899	P	05/15/2018	RESI	404 Sunnyslope	Ballwin	Ballwin	168	9	\$399,900	5	3 (3 0)	3,024	0.344	52		KWRC01
0.2 mi	18025625	S	05/17/2018	RESI	673 Henry Ave	Ballwin	Manchester	168	2	\$400,000	4	4 (3 1)	2,812	0.303	50		BHAL02

Search Criteria

CTH Change_Type is one of 'New Listing', 'Back On Market', 'Price Change', 'Coming Soon', 'Option', 'Pending', 'Sold', 'Expired'
 Property Type is 'Residential'
 Latitude, Longitude is within 3.00 mi of 18016785
 Price is 375000 to 425000
 CTH Last Modified Date Time is 5/15/2018+
 Selected 10 of 10 results.

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

Property Type: Residential

CTH Change_Type is one of 'New Listing', 'Back On Market', 'Price Change', 'Coming Soon', 'Option', 'Pending', 'Sold', 'Expired' Property Type is 'Residential' Latitude, Longitude is within 3.00 mi of 18016785 Price is 375000 to 425000 CTH Last Modified Date Time is 5/15/2018+

14878 Sycamore Manor Dr., Chesterfield 63017

MLS #: **18038581** Status: **ACT**
 Area: **Parkway Central** Bd: **4**
 Muni/Twp: **Chesterfield**
 GA/CR: **2/0** Bth: **3 (2 1)**
 Style: **2 Story/Other**
 SubD: **Sycamore Manor**
 Lot SF: **15,246 (County Records)**

Stat Dt: **05/17/18**
 Sq Ft: **2471**
 Pr/SqFt: **\$171.95**
 Age: **40**

List Pr: **\$424,900**
 Sell Pr:
 CDOM: **5**
 Schl Dist: **Parkway C-2**
 Acre: **0.350**

14535 Exton Lane, Chesterfield 63017-5618

MLS #: **18031658** Status: **ACT**
 Area: **Parkway Central** Bd: **4**
 Muni/Twp: **Chesterfield**
 GA/CR: **2/0** Bth: **4 (3 1)**
 Style: **2 Story/Other**
 SubD: **Chesterfield Hill 2**
 Lot SF: **17,903 (County Records)**

Stat Dt: **04/20/18**
 Sq Ft: **2636**
 Pr/SqFt: **\$151.75**
 Age: **43**

List Pr: **\$400,000**
 Sell Pr:
 CDOM: **32**
 Schl Dist: **Parkway C-2**
 Acre: **0.411**

605 KEHRS MILL Rd, Ballwin 63011-3216

MLS #: **18013800** Status: **ACT**
 Area: **Marquette** Bd: **3**
 Muni/Twp: **Ballwin**
 GA/CR: **3/0** Bth: **4 (3 1)**
 Style: **1 Story/Atrium**
 SubD: **JAMES HOLLOWAY ESTATE**
 Lot SF: **21,344 (County Records)**

Stat Dt: **02/24/18**
 Sq Ft:
 Pr/SqFt:
 Age: **81**

List Pr: **\$375,000**
 Sell Pr:
 CDOM: **87**
 Schl Dist: **Rockwood R-VI**
 Acre: **0.490**

133 Windy Acres Estates Dr, Ballwin 63021-4232

MLS #: **18025791** Status: **CO**
 Area: **Marquette** Bd: **4**
 Muni/Twp: **Ballwin**
 GA/CR: **2/0** Bth: **3 (2 1)**
 Style: **2 Story/Other**
 SubD: **Windy Acres Estates**
 Lot SF: **7,405 (County Records)**

Stat Dt: **05/21/18**
 Sq Ft: **3686**
 Pr/SqFt: **\$110.96**
 Age: **19**

List Pr: **\$409,000**
 Sell Pr:
 CDOM:
 Schl Dist: **Rockwood R-VI**
 Acre: **0.170**

2270 Kittridge, Chesterfield 63017-7214

MLS #: **18033388** Status: **CNK**
 Area: **Marquette** Bd: **4**
 Muni/Twp: **Chesterfield**
 GA/CR: **2/0** Bth: **4 (3 1)**
 Style: **1 Story/Ranch**
 SubD: **Kehrs Mill Farm 4**
 Lot SF: **9,714 (County Records)**

Stat Dt: **04/29/18**
 Sq Ft: **2025**
 Pr/SqFt: **\$195.51**
 Age: **42**

List Pr: **\$395,900**
 Sell Pr:
 CDOM: **5**
 Schl Dist: **Rockwood R-VI**
 Acre: **0.223**

407 Hunters Hill Dr, Chesterfield 63017-3446

MLS #: **18036974** Status: **OPT**
 Area: **Parkway Central** Bd: **4**
 Muni/Twp: **Chesterfield**
 GA/CR: **2/0** Bth: **4 (3 1)**
 Style: **2 Story/Other**
 SubD: **Conway Meadows Six**
 Lot SF: **13,504 (County Records)**

Stat Dt: **05/20/18**
 Sq Ft: **2574**
 Pr/SqFt: **\$165.11**
 Age: **36**

List Pr: **\$425,000**
 Sell Pr:
 CDOM: **10**
 Schl Dist: **Parkway C-2**
 Acre: **0.310**

Presented By: Mike Nettemeyer Phone: 636-614-5132

Featured properties may not be listed by the office/agent presenting the brochure.

All information herein has not been verified and is not guaranteed.

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Property Type: Residential

1871 Clover Ridge Ct, Chesterfield 63017-5401

MLS #: **18035620** Status: **PND**
 Area: **Parkway Central** Bd: **4**
 Muni/Twp: **Chesterfield**
 GA/CR: **2/0** Bth: **3 (3 0)**
 Style: **1 Story/Ranch**
 SubD: **Bridle Creek**
 Lot SF: **10,367 (County Records)**

Stat Dt: **05/17/18**
 Sq Ft: **2490**
 Pr/SqFt: **\$160.60**
 Age: **43**

List Pr: **\$399,900**
 Sell Pr:
 CDOM: **13**
 Schl Dist: **Parkway C-2**
 Acre: **0.238**

14247 Cedar Springs Dr, Chesterfield 63017-5730

MLS #: **18031303** Status: **PND**
 Area: **Parkway West** Bd: **3**
 Muni/Twp: **Town and Country**
 GA/CR: **2/0** Bth: **3 (2 1)**
 Style: **1 Story/Ranch**
 SubD: **Cedar Spgs**
 Lot SF: **14,375 (County Records)**

Stat Dt:
 Sq Ft: **1971**
 Pr/SqFt: **\$202.89**
 Age: **37**

List Pr: **\$399,900**
 Sell Pr:
 CDOM: **12**
 Schl Dist: **Parkway C-2**
 Acre: **0.330**

404 Sunnyslope, Ballwin 63011-2419

MLS #: **18026899** Status: **PND**
 Area: **Parkway West** Bd: **5**
 Muni/Twp: **Ballwin**
 GA/CR: **2/0** Bth: **3 (3 0)**
 Style: **1.5 Story/Ranch**
 SubD: **Claymont 14**
 Lot SF: **14,985 (County Records)**

Stat Dt: **05/15/18**
 Sq Ft: **3024**
 Pr/SqFt: **\$132.24**
 Age: **52**

List Pr: **\$399,900**
 Sell Pr:
 CDOM: **9**
 Schl Dist: **Parkway C-2**
 Acre: **0.344**

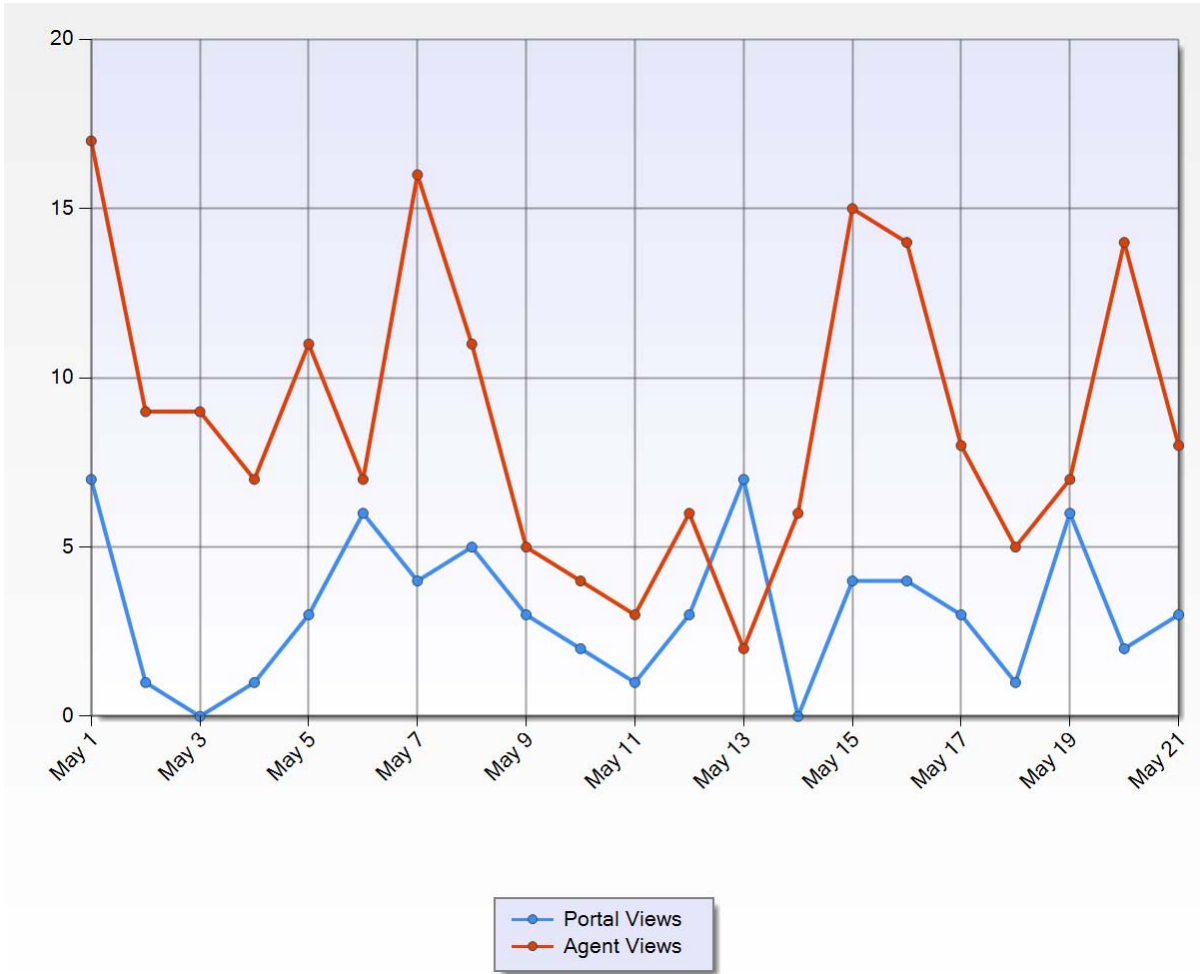
673 Henry Ave, Manchester 63011-3561

MLS #: **18025625** Status: **SLD**
 Area: **Parkway West** Bd: **4**
 Muni/Twp: **Ballwin**
 GA/CR: **2/0** Bth: **4 (3 1)**
 Style: **2 Story/Other**
 SubD: **Oak Tree Farm**
 Lot SF: **13,199 (County Records)**

Stat Dt: **05/17/18**
 Sq Ft: **2812**
 Pr/SqFt: **\$142.25**
 Age: **50**

List Pr: **\$374,900**
 Sell Pr: **\$400,000**
 CDOM: **2**
 Schl Dist: **Parkway C-2**
 Acre: **0.303**

 Historical Views for 483 Graywood Dr





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

Listing Activity Report

483 Graywood Drive, Ballwin, MO 63011

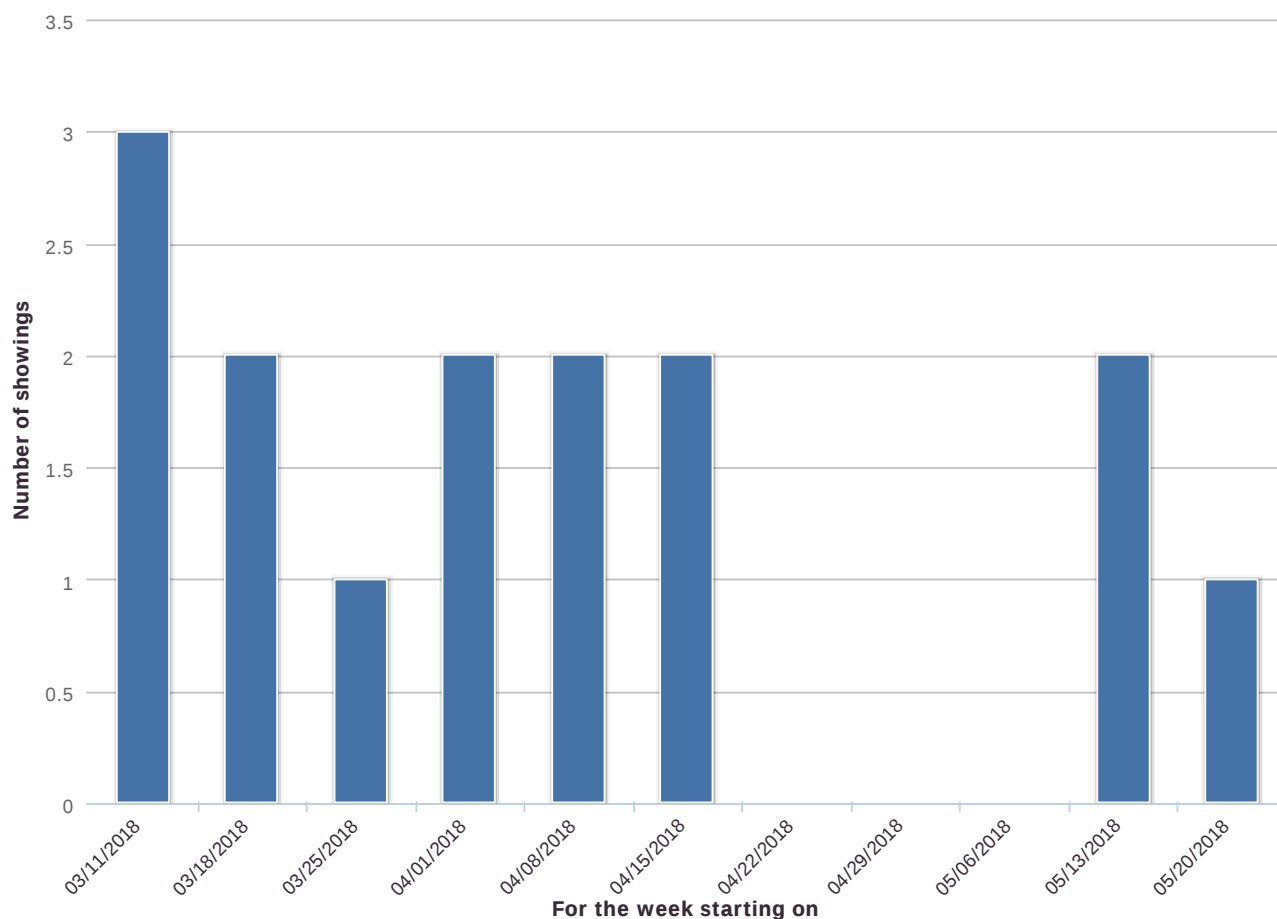
Snapshot for Mar 13, 2018 - May 20, 2018



Listing ID: 18016785
 Address: 483 Graywood Drive, Ballwin, MO 63011
 Price: \$394,900
 Status: ACTIVE

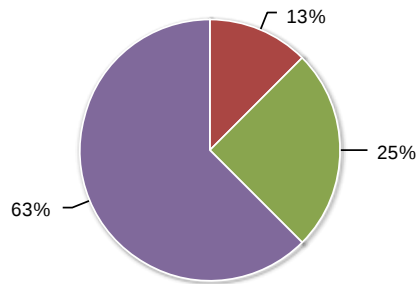
Total number of appointments: 15
 Appointments in the last 30 days: 3
 Appointments in the last 7 days: 3
 Total number of agent previews: 2
 Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance

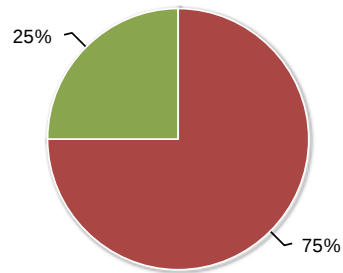
Is your client interested in this listing?



Very (0)
Somewhat (1)
Maybe (2)
Not interested (5)

* 8 responses

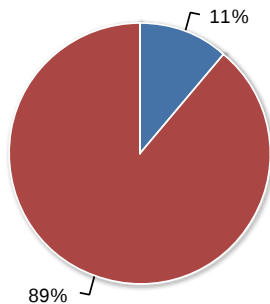
Please rate your overall experience at this showing.



Excellent (0)
Good (6)
Fair (2)
Poor (0)

* 8 responses

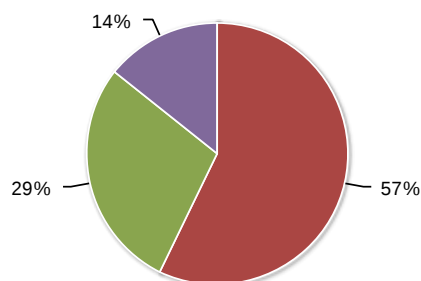
Your (and your client's) opinion of the price:



Just right (1)
Too high (8)
Too low (0)

* 9 responses

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



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

* 7 responses

Feedback Responses

Activity Details	Received
Showing 05/16/2018 4:30 PM - 5:30 PM	05/16/2018 07:51 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 Priced to high. Not a good fit for this buyer. Thanks.
Agent Preview 04/20/2018 3:30 PM - 4:30 PM	04/24/2018 11:03 AM

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:		Fair Too high 3 Backyard and LL finish are not good. Bedrooms need to be painted neutral color. Big house, but will struggle to get this price.
Showing 04/18/2018 11:00 AM - 12:00 PM		04/19/2018 10:34 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 Great kitchen and dining area. Looking for larger family room. Thanks for the showing.
Showing 04/11/2018 6:00 PM - 7:00 PM		04/11/2018 08:20 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 4 Client didn't like the floor and paint in upstairs bedrooms.
Showing 04/11/2018 5:00 PM - 5:45 PM		04/11/2018 08:41 PM
Is your client interested in this listing? COMMENTS/RECOMMENDATIONS:		Maybe This was our first day of viewing homes. They are not ready to make any decisions. Thank you for allowing us to view.
Showing 04/07/2018 4:15 PM - 4:30 PM		04/08/2018 07:52 AM
Your (and your client's) opinion of the price: COMMENTS/RECOMMENDATIONS:		Too high This client has opted to watch this property
Agent Preview 04/02/2018 1:00 PM - 1:15 PM		04/02/2018 05:36 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:		Good Just right 4 This was just a preview to become more familiar with homes in the area. The kitchen and master bath are really a WOW! I am probably telling you the obvious that you are getting from other agents..... Room wall colors should be painted with a neutral color that flows consistently between the rooms. I also suggest staging...the cost for staging is less than a price reduction and can really make all the difference and show off the great details of the house. Now everyone focuses on floors and walls. It has a great floor plan and great square footage. Thank you for letting me see this.
Showing 03/27/2018 4:00 PM - 4:30 PM		03/28/2018 09:16 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 Good My clients loved the kitchen, but did not like the backyard. The house showed nice. Sorry it didn't work for them.
Showing 03/20/2018 2:30 PM - 2:45 PM		03/21/2018 02:56 PM
Your (and your client's) opinion of the price: COMMENTS/RECOMMENDATIONS:		Too high Client wanted to go back in with a contractor to bid all of the work that needs to be done. They have opted to keep looking.
Showing 03/18/2018 11:00 AM - 12:00 PM		03/18/2018 02:11 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 My client didn't like the feel of the neighborhood. Kitchen size out of proportion from the rest of the house.
Showing 03/16/2018 5:45 PM - 6:30 PM		03/17/2018 09:13 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: Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:		Not interested Fair Too high 2 Not enough yard for my client on the busy street and too high for the amount of work that needs to be done (paint throughout the property, paneling removal, drywall in family room, fixtures, entire basement).
Showing 03/15/2018 10:15 AM - 11:15 AM		03/17/2018 02:18 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 Too high 3 After running comps and receiving the ones that were used to price the property, it appears to be overpriced. They are going to think about it.

Listing Activity Details

Activity Type	Activity Date	Comments
 Past Showing	05/20/2018 12:15 PM - 3:15 PM	
 Past Showing	05/17/2018 10:00 AM - 11:00 AM	
 Past Showing	05/16/2018 4:30 PM - 5:30 PM	
 Past Agent Preview	04/20/2018 3:30 PM - 4:30 PM	
 Past Showing	04/18/2018 11:00 AM - 12:00 PM	

Activity Type	Activity Date	Comments
 Past Showing	04/11/2018 6:00 PM - 7:00 PM	
 Past Showing	04/11/2018 5:00 PM - 5:45 PM	
 Past Showing	04/07/2018 4:15 PM - 4:30 PM	
 Canceled Showing	04/05/2018 12:00 PM - 1:00 PM	
 Past Agent Preview	04/02/2018 1:00 PM - 1:15 PM	
 Past Showing	03/27/2018 4:00 PM - 4:30 PM	
 Past Showing	03/20/2018 2:30 PM - 2:45 PM	
 Past Showing	03/18/2018 11:00 AM - 12:00 PM	
 Past Showing	03/16/2018 5:45 PM - 6:30 PM	
 Past Showing	03/16/2018 4:15 PM - 5:15 PM	
 Past Showing	03/15/2018 10:15 AM - 11:15 AM	
 Status Change	03/13/2018 3:46 PM	
 New Listing	03/13/2018	