

The Nett Group Real Estate Advisors

SELLER REPORT



118 Long And Winding | St Peters

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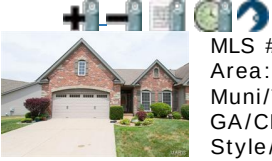
Cross Property On Market Counters

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
18046343	RESI	ACT	06/27/18	118 Long And Winding	St Peters	406	15	\$275,000	250	223	5	2	263	60	24	18	299

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

Cross Property Condensed

118 Long And Winding, St Peters 63376-1675



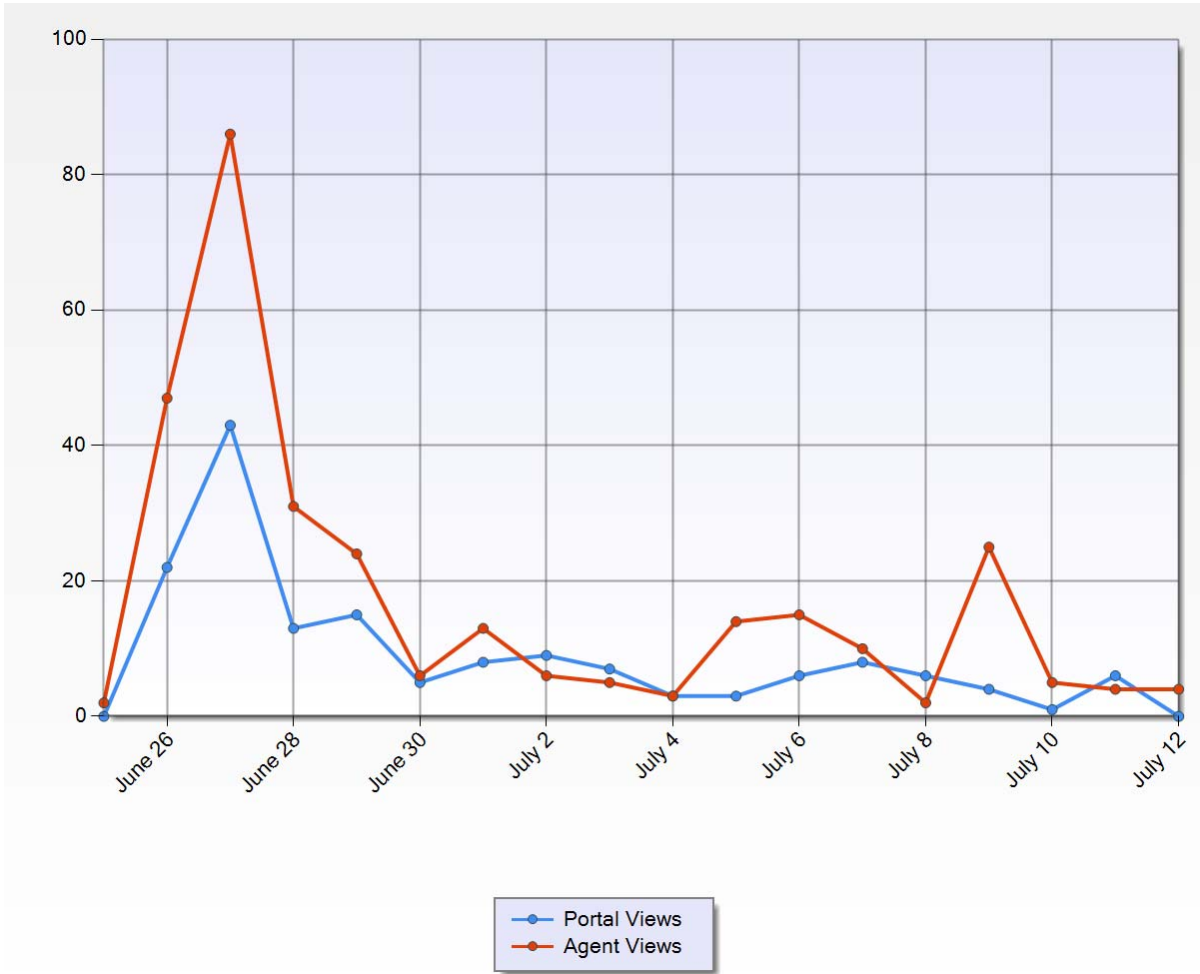
MLS #:	18046343	Status:	A	Stat Dt:	06/27/18	List Pr:	\$275,000
Area:	406	Bd:	3	Sq Ft:	1,503	Sell Pr:	
Muni/Twp:	St. Peters			Pr/SqFt:	\$182.97	CDOM:	15
GA/CR:	2/0	Bth:	3 (3 0)			Age:	15
Style/Desc:	1 Story/Ranch					Acre:	.077
SubD:	Penny Lane Resub						
Schl District:	Ft. Zumwalt R-II						

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 16 results.

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 Historical Views for 118 Long And Winding



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
1.1 mi	18052314	A	06/29/2018	RESI	825 Harding St	St. Peters	St Peter	406	13	\$285,000	4	3 (2 1)	2,271	0.170 0	10	SLRE02
1.2 mi	18028649	A	06/04/2018	RESI	125 Berry Manor Cir	St. Peters	St Peters	406	38	\$299,900	4	3 (3 0)	2,725	0.160 0	4	CBPR01
1.3 mi	18054885	CO		RESI	1256 Orion Way	St. Peters	St Peters	410		\$275,000	4	3 (2 1)	2,273	0.240 0	29	TDPR01
0.5 mi	18022876	CN	07/02/2018	RESI	61 Shadowridge Dr	St. Peters	St Peters	406	92	\$250,000	4	3 (2 1)	2,260	0.596 0	38	CBPR01
0.9 mi	18049459	CN	06/25/2018	RESI	714 Lorillard St	St. Peters	St Peters	406	4	\$299,900	3	3 (3 0)	2,004	0.180 0	9	WCLK01
1.2 mi	18054933	CN	07/10/2018	RESI	1336 Pegasus Trail	St. Peters	St Peters	412	1	\$250,000	4	4 (3 1)	2,218	0.160 0	28	EDGE01
1.9 mi	18040625	O	07/04/2018	RESI	77 Brighton Park	St. Charles	St Charles	403	40	\$269,900	4	3 (2 1)	2,760	0.180 0	7	EDEN01
0.6 mi	18041827	P	07/03/2018	RESI	21 Lippizan Rd	St. Peters	St Peters	406	4	\$269,900	4	2 (2 0)	2,003	0.280 0	33	BHSP02
1.9 mi	18035782	P	07/06/2018	RESI	2 Mcmenamy Rd	St. Peters	St Peters	406	59	\$269,900	3	2 (1 1)	1,804	0.615 0	152	CBG 09
1.8 mi	18041254	P	07/06/2018	RESI	565 Wyatt Dr	St. Peters	St Peters	411	10	\$298,000	3	3 (3 0)	1,664	0.200 0	25	BHSP02
1.9 mi	18014415	S	07/06/2018	RESI	780 Estes Park Ct	St. Peters	St Peters	406	12	\$260,000	3	3 (2 1)	2,000	0.450 0	26	SNSH01
1.6 mi	18041409	S	07/10/2018	RESI	1675 Dardenne Ridge	St. Peters	St Peters	412	3	\$275,000	4	3 (3 0)	1,852	0.310 0	28	KWRW01
1.7 mi	18034149	S	07/06/2018	RESI	11 Augusta Downs Dr	St. Peters	St Peters	412	29	\$280,000	4	3 (2 1)	2,453	0.230 0	16	CBG 12
0.1 mi	18033833	S	07/10/2018	COND	98 Long And Winding	St. Peters	St Peters	406	38	\$290,000	4	4 (3 1)	2,373	0.087 0	13	CBG 09
1.9 mi	18041961	C	07/06/2018	RESI	2130 Saint Peters Howell	Unincorporated	St Peters	412	35	\$260,000	4	3 (2 1)	1,905	0.932 0	54	BRID01

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Residential Condensed

825 Harding St, St Peter 63376-2415



MLS #: 18052314 **Status:** A **Stat Dt:** 06/29/18 **List Pr:** \$285,000
Area: 406 **Bd:** 4 **Sqft Above:** 2,271 **Sell Pr:**
Muni/Twp: St. Peters **Pr/SqFt:** \$125.50 **CDOM:** 13
GA/CR: 3/0 **Bth:** 3 (2 1) **Age:** 10 **Schl Dst:** Ft. Zumwalt R-
Style/Desc: 2 Story/Other **\$350** **Acres:** .170
SubD: Bellemeade
Recent: 07/09/2018 : Price Change : \$290,000->\$285,000

125 Berry Manor Cir, St Peters 63376-5392



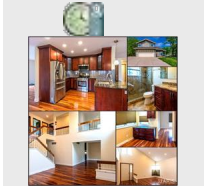
MLS #: 18028649 **Status:** A **Stat Dt:** 06/04/18 **List Pr:** \$299,900
Area: 406 **Bd:** 4 **Sqft Above:** 2,725 **Sell Pr:**
Muni/Twp: St. Peters **Pr/SqFt:** \$110.06 **CDOM:** 38
GA/CR: 3/0 **Bth:** 3 (3 0) **Age:** 4 **Schl Dst:** Ft. Zumwalt R-
Style/Desc: 2 Story/Other **\$150** **Acres:** .160
SubD: Manors At Orchard Glen
Recent: 07/06/2018 : Price Change : \$309,900->\$299,900

1256 Orion Way, St Peters 63376-5224



MLS #: 18054885 **Status:** CO **Stat Dt:** **List Pr:** \$275,000
Area: 410 **Bd:** 4 **Sqft Above:** 2,273 **Sell Pr:**
Muni/Twp: St. Peters **Pr/SqFt:** \$120.99 **CDOM:**
GA/CR: 3/0 **Bth:** 3 (2 1) **Age:** 29 **Schl Dst:** Francis Howell
Style/Desc: 2 Story/Other **\$40** **Acres:** .240
SubD: Pegasus Farms #2
Recent: 07/10/2018 : Coming Soon : I->CO
Open House: Public Openhouse: Sun Jul 15, 12:00PM-3:00PM

61 Shadowridge Dr, St Peters 63376-2352



MLS #: 18022876 **Status:** CN **Stat Dt:** 07/02/18 **List Pr:** \$250,000
Area: 406 **Bd:** 4 **Sqft Above:** 2,260 **Sell Pr:**
Muni/Twp: St. Peters **Pr/SqFt:** \$110.62 **CDOM:** 92
GA/CR: 2/0 **Bth:** 3 (2 1) **Age:** 38 **Schl Dst:** Ft. Zumwalt R-
Style/Desc: 2 Story/Other **Acres:** .596
SubD: Shadow Creek #2
Recent: 07/11/2018 : Contingent Sale : CW->CN

714 Lorillard St, St Peters 63376-2416



MLS #: 18049459 **Status:** CN **Stat Dt:** 06/25/18 **List Pr:** \$299,900
Area: 406 **Bd:** 3 **Sqft Above:** 2,004 **Sell Pr:**
Muni/Twp: St. Peters **Pr/SqFt:** \$149.65 **CDOM:** 4
GA/CR: 2/0 **Bth:** 3 (3 0) **Age:** 9 **Schl Dst:** Ft. Zumwalt R-
Style/Desc: 1 Story/Ranch **\$275** **Acres:** .180
SubD: Bellemeade #1

1336 Pegasus Trail, St Peters 63376



MLS #: 18054933 **Status:** CN **Stat Dt:** 07/10/18 **List Pr:** \$250,000
Area: 412 **Bd:** 4 **Sqft Above:** 2,218 **Sell Pr:**
Muni/Twp: St. Peters **Pr/SqFt:** \$112.71 **CDOM:** 1
GA/CR: 2/0 **Bth:** 4 (3 1) **Age:** 28 **Schl Dst:** Francis Howell
Style/Desc: 2 Story/Other **\$45** **Acres:** .160
SubD: Pegasus Farms
Recent: 07/10/2018 : Contingent Sale : A->CN

77 Brighton Park, St Charles 63303-3051



MLS #: 18040625 Status: **O**
 Area: 403 Bd: 4
 Muni/Twp: St. Charles
 GA/CR: 2/0 Bth: 3 (2 1)
 Style/Desc 2 Story/Other
 SubD: Brighton Park #2

Stat Dt: 07/04/18 List Pr: \$269,900
 Sqft Above: 2,760 Sell Pr:
 Pr/SqFt: \$97.79 CDOM: 40
 Age: 7 Schl Dst: St. Charles R-V
 \$150 Acres: .180

21 Lippizan Rd, St Peters 63376-2396



MLS #: 18041827 Status: **P**
 Area: 406 Bd: 4
 Muni/Twp: St. Peters
 GA/CR: 4/0 Bth: 2 (2 0)
 Style/Desc 1 Story/Ranch
 SubD: Drovers Crossing #3
 Recent: 07/11/2018 : Pending : O->P

Stat Dt: 07/03/18 List Pr: \$269,900
 Sqft Above: 2,003 Sell Pr:
 Pr/SqFt: \$134.75 CDOM: 4
 Age: 33 Schl Dst: Ft. Zumwalt R-
 \$100 Acres: .280

2 Mcmenamy Rd, St Peters 63376-1518



MLS #: 18035782 Status: **P**
 Area: 406 Bd: 3
 Muni/Twp: St. Peters
 GA/CR: 2/0 Bth: 2 (1 1)
 Style/Desc 2 Story/Other
 SubD: N/a
 Recent: 07/09/2018 : Pending : A->P

Stat Dt: 07/06/18 List Pr: \$269,900
 Sqft Above: 1,804 Sell Pr:
 Pr/SqFt: \$149.61 CDOM: 59
 Age: 152 Schl Dst: Ft. Zumwalt R-
 Acres: .615

565 Wyatt Dr, St Peters 63376-7176



MLS #: 18041254 Status: **P**
 Area: 411 Bd: 3
 Muni/Twp: St. Peters
 GA/CR: 2/0 Bth: 3 (3 0)
 Style/Desc 1 Story/Ranch
 SubD: Huntleigh Estate #2
 Recent: 07/10/2018 : Pending : CN->P

Stat Dt: 07/06/18 List Pr: \$298,000
 Sqft Above: 1,664 Sell Pr:
 Pr/SqFt: \$179.09 CDOM: 10
 Age: 25 Schl Dst: Francis Howell
 \$50 Acres: .200

780 Estes Park Ct, St Peters 63376-2099



MLS #: 18014415 Status: **S**
 Area: 406 Bd: 3
 Muni/Twp: St. Peters
 GA/CR: 2/0 Bth: 3 (2 1)
 Style/Desc 2 Story/Other
 SubD: Crystal Lake Estate #1
 Recent: 07/11/2018 : Sold : P->S

Stat Dt: 07/06/18 List Pr: \$264,900
 Sqft Above: 2,000 Sell Pr: \$260,000
 Pr/SqFt: \$130.00 CDOM: 12
 Age: 26 Schl Dst: Ft. Zumwalt R-
 \$75 Acres: .450

1675 Dardenne Ridge, St Peters 63376-5024



MLS #: 18041409 Status: **S**
 Area: 412 Bd: 4
 Muni/Twp: St. Peters
 GA/CR: 2/0 Bth: 3 (3 0)
 Style/Desc 1 Story/Ranch
 SubD: Amherst
 Recent: 07/10/2018 : Sold : P->S

Stat Dt: 07/10/18 List Pr: \$275,000
 Sqft Above: 1,852 Sell Pr: \$275,000
 Pr/SqFt: \$148.49 CDOM: 3
 Age: 28 Schl Dst: Francis Howell
 Acres: .310

11 Augusta Downs Dr, St Peters 63376-2199



MLS #: 18034149 Status: **S**
 Area: 412 Bd: 4
 Muni/Twp: St. Peters
 GA/CR: 2/0 Bth: 3 (2 1)
 Style/Desc 1.5 Story/Other
 SubD: Savannah
 Recent: 07/06/2018 : Sold : P->S

Stat Dt: 07/06/18 List Pr: \$289,900
 Sqft Above: 2,453 Sell Pr: \$280,000
 Pr/SqFt: \$114.15 CDOM: 29
 Age: 16 Schl Dst: Francis Howell
 \$125 Acres: .230

98 Long And Winding, St Peters 63376-2404



MLS #: 18033833 Status: **S**
 Area: 406 Bd: 4
 Muni/Twp: St. Peters
 GA/CR: 3 / 0 Bth: 4 (3 1)
 Style/Desc 1 Story / Villa
 SubD: Penny Lane
 Recent: 07/10/2018 : Sold : P->S

Stat Dt: 07/10/18 List Pr: \$300,000
 Sqft Above: 2,373 Sell Pr: \$290,000
 Pr/SqFt: \$122.21 CDOM: 38
 Age: 13 Schl Dst: Ft. Zumwalt R-
 Condo Fee: \$224 Acres: .087

2130 Saint Peters Howell, St Peters 63376-281



MLS #: 18041961 Status: **C**
 Area: 412 Bd: 4
 Muni/Twp: Unincorporated
 GA/CR: 1 / 0 Bth: 3 (2 1)
 Style/Desc 1 Story / Ranch
 SubD: US Surv 285

Stat Dt: 07/06/18 List Pr: \$260,000
 Sqft Above: 1,905 Sell Pr:
 Pr/SqFt: \$136.48 CDOM: 35
 Age: 54 Schl Dst: Francis Howell
 Acres: .932

Search Criteria

CTH Change_Type is one of 'New Listing', 'Back On Market', 'Price Change', 'Coming Soon', 'Contingent Sale', 'Option', 'Pending', 'Sold', 'Expired', 'Withdrawn', 'Cancelled'
 Property Type is one of 'Residential', 'Condo/Coop/Villa'
 Latitude, Longitude is within 2.00 mi of 18046343
 Price is 250000 to 300000
 CTH Last Modified Date Time is 7/5/2018+
 Selected 15 of 15 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

118 Long And Winding, St Peters, MO 63376

Snapshot for Jun 27, 2018 - Jul 11, 2018

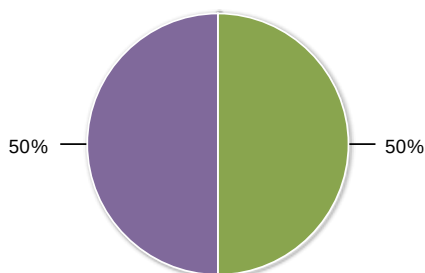


Listing ID: 18046343
 Address: 118 Long And Winding, St Peters, MO 63376
 Price: \$275,000
 Status: ACTIVE

Total number of appointments: 5
 Appointments in the last 30 days: 5
 Appointments in the last 7 days: 1
 Total number of agent previews: 0
 Total number of agent inquiries: 0

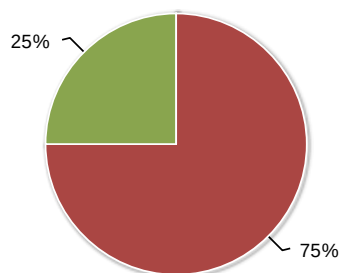
Feedback at a Glance

Is your client interested in this listing?



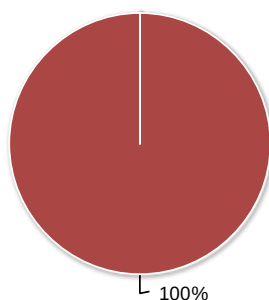
* 4 responses

Please rate your overall experience at this showing.



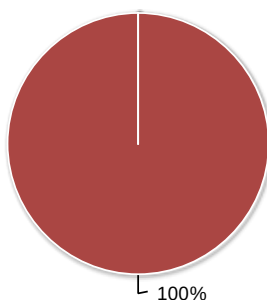
* 4 responses

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



* 3 responses

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



* 2 responses

Feedback Responses

Activity Details	Received
Showing 07/01/2018 3:00 PM - 4:00 PM	07/01/2018 08:11 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: COMMENTS/RECOMMENDATIONS:	Not interested Fair Too high Just not for them. They are very sensitive to road noise. Nice unit, may be a bit high on price but may be okay in this market.
Showing 06/28/2018 1:30 PM - 2:30 PM	06/28/2018 07:38 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 Very nice villa, but my buyer did not like the different cabinetry in the kitchen, and the carpet in the lower level. Felt it would need to much to make it their own. Thanks for letting me show.
Showing 06/28/2018 12:00 PM - 1:00 PM	06/28/2018 06:56 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 Shows nice. Good upgrades. Buyer is leaning towards single family home
Showing 06/27/2018 2:30 PM - 3:00 PM	06/28/2018 03:53 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 It needs to be painted the gray color that's downstairs throughout the whole main level, it would show so much better. My buyers don't have their house on the market yet, it's a 2300 sq ft ranch with finish in basement and walk out with 3 car garage so it will sell fast and they just wanted to get an idea of what's out there

Listing Activity Details

Activity Type	Activity Date	Comments
 Declined Showing	07/11/2018 1:15 PM - 2:15 PM	
 Past Showing	07/08/2018 5:45 PM - 6:45 PM	
 Declined Showing	07/07/2018 4:30 PM - 5:00 PM	
 Past Showing	07/01/2018 3:00 PM - 4:00 PM	
 Canceled Showing	06/30/2018 10:30 AM - 11:30 AM	
 Past Showing	06/28/2018 1:30 PM - 2:30 PM	

Activity Type	Activity Date	Comments
 Past Showing	06/28/2018 12:00 PM - 1:00 PM	
 Past Showing	06/27/2018 2:30 PM - 3:00 PM	
 Status Change	06/27/2018 1:28 PM	
 New Listing	06/27/2018	