

The Nett Group Real Estate Advisors

SELLER REPORT



118 Long And Winding | St Peters

TheNettGroup.com • 636.614.5132

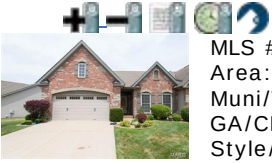
Cross Property On Market Counters

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
18059798	COND	ACT	07/23/18	118 Long And Winding	St Peters	406	35	\$272,500	202	199	2	1	207	18	23	16	347

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 #:	18059798	Status:	A	Stat Dt:	07/23/18	List Pr:	\$272,500
Area:	406	Bd:	3	Sq Ft:	1,503	Sell Pr:	
Muni/Twp:	St. Peters	Pr/SqFt:	\$181.30	CDOM:	35		
GA/CR:	2/0	Bth:	3 (3 0)	Condo Fee:	\$224	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'

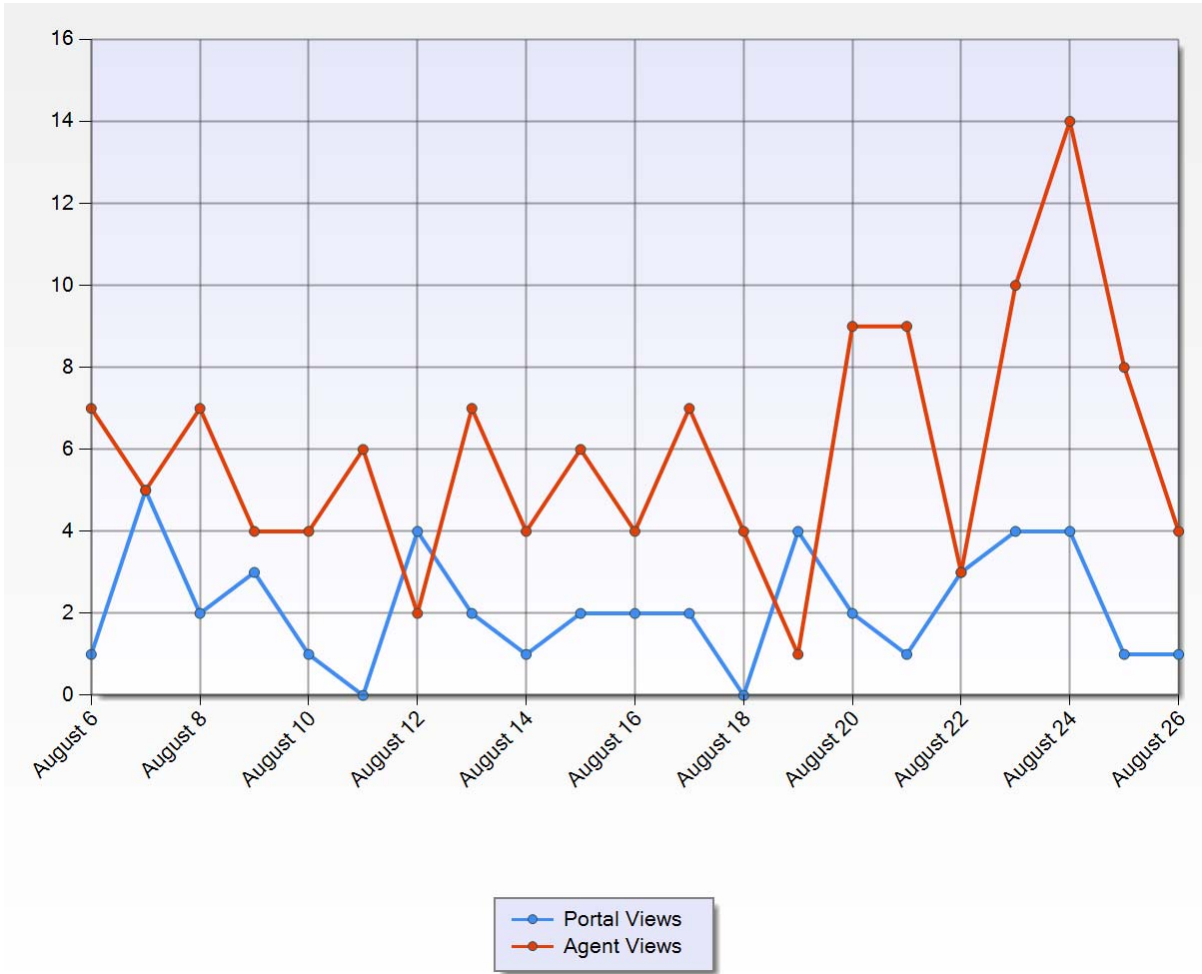
Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 18 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
1.0 mi	18067112	A	08/23/2018	RESI	818 Harding St	St. Peters	St Peters	406	4	\$259,900	3	3 (2 1)	1,571	0.2100	5	CBG	21
0.7 mi	18064028	A	08/08/2018	RESI	104 Misty View Lane	St. Peters	St Peters	406	19	\$283,900	4	3 (2 1)	2,565	0.1900	27	GHCK	01
1.7 mi	18065505	CO		RESI	12 Savannah Hill Dr	St. Peters	St Peters	412		\$294,900	3	2 (2 0)	2,022	0.2600	15	BHSP	02
1.2 mi	18052515	S	08/22/2018	RESI	308 Jessie Marie Lane	St. Peters	St Peters	406	31	\$270,000	4	3 (2 1)	2,272	0.1300	7	WYND	01
0.9 mi	18049459	S	08/23/2018	RESI	714 Lorillard St	St. Peters	St Peters	406	4	\$299,900	3	3 (3 0)	2,004	0.1800	9	WCLK	01

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Residential Condensed

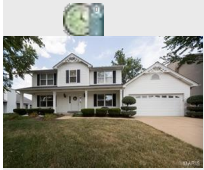
818 Harding St, St Peters 63376-2402



MLS #: 18067112 Status: **A**
 Area: 406 Bd: 3
 Muni/Twp: St. Peters
 GA/CR: 2/0 Bth: 3 (2 1)
 Style/Desc: 1 Story/Ranch
 SubD: Bellemeade #1
 Recent: 08/23/2018 : New

Stat Dt: 08/23/18 List Pr: \$259,900
 Sqft Above: 1,571 Sell Pr:
 Pr/SqFt: \$165.44 CDOM: 4
 Age: 5 Schl Dst: Ft. Zumwalt R-
 Acres: .210

104 Misty View Lane, St Peters 63376-5335



MLS #: 18064028 Status: **A**
 Area: 406 Bd: 4
 Muni/Twp: St. Peters
 GA/CR: 2/0 Bth: 3 (2 1)
 Style/Desc: 2 Story/Other
 SubD: Carrington Estate
 Recent: 08/23/2018 : Price Change : \$284,900->\$283,900

Stat Dt: 08/08/18 List Pr: \$283,900
 Sqft Above: 2,565 Sell Pr:
 Pr/SqFt: \$110.68 CDOM: 19
 Age: 27 Schl Dst: Ft. Zumwalt R-
 Acres: .190

12 Savannah Hill Dr, St Peters 63376-2248



MLS #: 18065505 Status: **CO**
 Area: 412 Bd: 3
 Muni/Twp: St. Peters
 GA/CR: 2/0 Bth: 2 (2 0)
 Style/Desc: 1 Story/Ranch
 SubD: Savannah #1
 Recent: 08/26/2018 : Coming Soon : I->CO

Stat Dt: List Pr: \$294,900
 Sqft Above: 2,022 Sell Pr:
 Pr/SqFt: \$145.85 CDOM:
 Age: 15 Schl Dst: Francis Howell
 Acres: .260

308 Jessie Marie Lane, St Peters 63376-5388



MLS #: 18052515 Status: **S**
 Area: 406 Bd: 4
 Muni/Twp: St. Peters
 GA/CR: 2/0 Bth: 3 (2 1)
 Style/Desc: 2 Story/Other
 SubD: Manors At Orchard Glen
 Recent: 08/22/2018 : Sold : P->S

Stat Dt: 08/22/18 List Pr: \$275,000
 Sqft Above: 2,272 Sell Pr: \$270,000
 Pr/SqFt: \$118.84 CDOM: 31
 Age: 7 Schl Dst: Ft. Zumwalt R-
 Acres: .130

714 Lorillard St, St Peters 63376-2416



MLS #: 18049459 Status: **S**
 Area: 406 Bd: 3
 Muni/Twp: St. Peters
 GA/CR: 2/0 Bth: 3 (3 0)
 Style/Desc: 1 Story/Ranch
 SubD: Bellemeade #1
 Recent: 08/23/2018 : Sold : P->S

Stat Dt: 08/23/18 List Pr: \$299,900
 Sqft Above: 2,004 Sell Pr: \$299,900
 Pr/SqFt: \$149.65 CDOM: 4
 Age: 9 Schl Dst: Ft. Zumwalt R-
 Acres: .180

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 8/20/2018+
 Selected 5 of 5 results.

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 Keller Williams Realty Chesterfield
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 michael@thenettgroup.com

Listing Activity Report

118 Long And Winding, St Peters, MO 63376

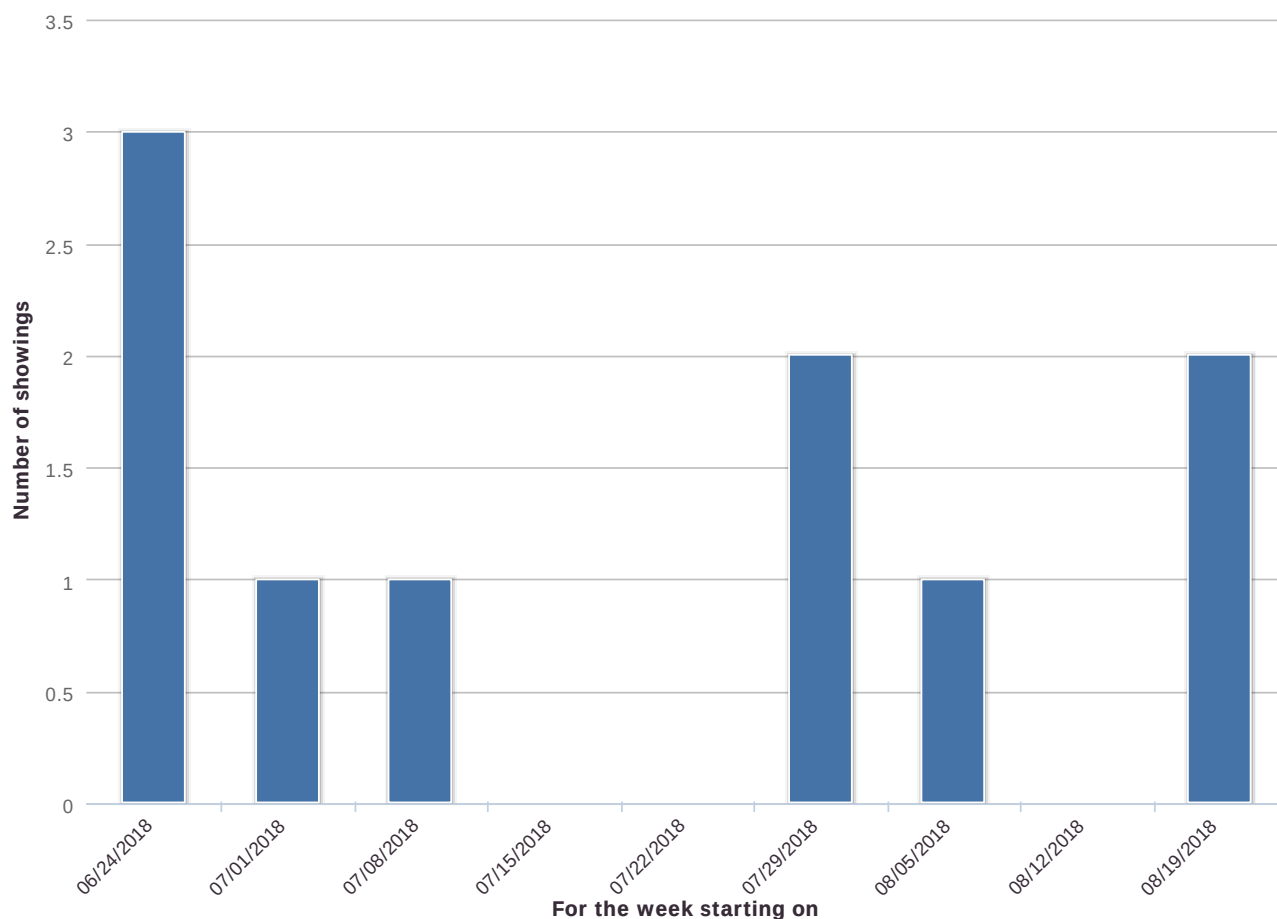
Snapshot for Jun 27, 2018 - Aug 25, 2018



Listing ID: 18046343
 Address: 118 Long And Winding, St Peters, MO 63376
 Price: \$272,500
 Status: ACTIVE

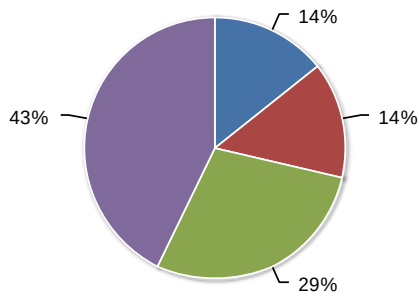
Total number of appointments: 10
 Appointments in the last 30 days: 5
 Appointments in the last 7 days: 2
 Total number of agent previews: 0
 Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance

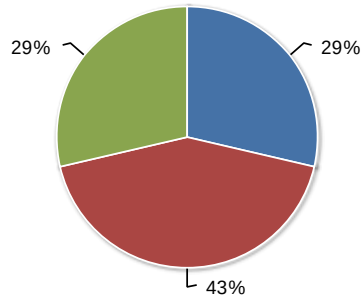
Is your client interested in this listing?



Very (1)
 Somewhat (1)
 Maybe (2)
 Not interested (3)

* 7 responses

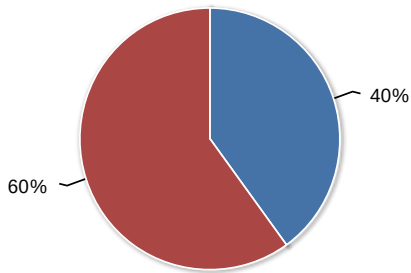
Please rate your overall experience at this showing.



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

* 7 responses

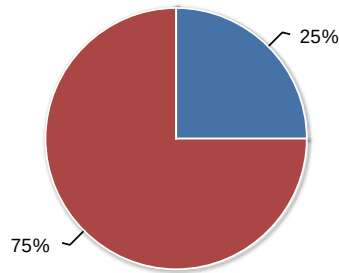
Your (and your client's) opinion of the price:



Just right (2)
 Too high (3)
 Too low (0)

* 5 responses

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



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

* 4 responses

Feedback Responses

Activity Details	Received
Showing 08/24/2018 4:30 PM - 5:00 PM	08/25/2018 05:05 PM
COMMENTS/RECOMMENDATIONS: I'm very sorry I thought I answered this yesterday probably didn't hit send. My client absolutely loved this villa. Her husband passed away just under a year ago and she thinking she wants to move. I think once my buyers adult daughter moves out next week she'll be much more serious. Will keep an eye on this one	
Showing 08/09/2018 7:00 PM - 8:00 PM	08/12/2018 06:24 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:		Somewhat Excellent 4 I am certain that I sent this feedback shortly after the showing. Don't understand the multiple requests...
Showing 08/03/2018 1:00 PM - 2:00 PM		08/07/2018 11:58 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 Just right
Showing 07/30/2018 12:00 PM - 12:15 PM		07/30/2018 07:07 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 Excellent Just right 5(Best) Have a house to sell. Listing tomorrow. Any chance your seller's not in a hurry?
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

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:	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
 Past Showing	08/25/2018 10:30 AM - 11:30 AM	
 Past Showing	08/24/2018 4:30 PM - 5:00 PM	
 Canceled Showing	08/12/2018 4:15 PM - 4:30 PM	
 Past Showing Unconfirmed	08/09/2018 7:00 PM - 8:00 PM	
 Past Showing	08/03/2018 1:00 PM - 2:00 PM	
 Past Showing	07/30/2018 12:00 PM - 12:15 PM	
 Price Change	07/22/2018 7:14 AM	
 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	
 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	