

The Nett Group Real Estate Advisors

SELLER REPORT



118 Long And Winding | St Peters

TheNettGroup.com • 636.614.5132

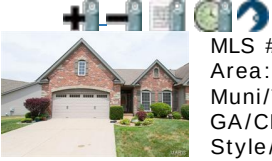
Cross Property On Market Counters

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
18046343	RESI	ACT	06/27/18	118 Long And Winding	St Peters	406	40	\$272,500	275	303	4	3	281	32	29	17	443

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



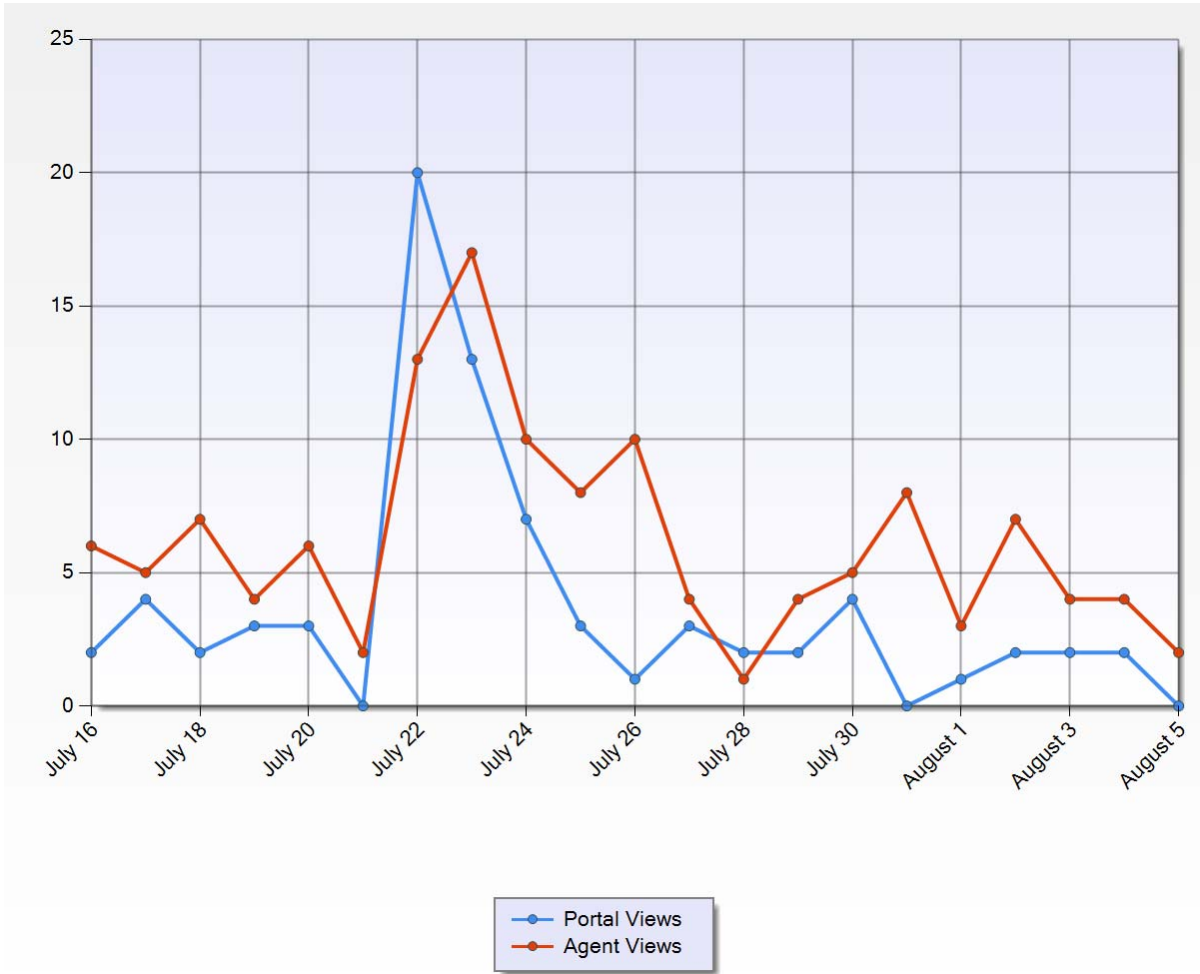
MLS #:	18046343	Status:	A	Stat Dt:	06/27/18	List Pr:	\$272,500
Area:	406	Bd:	3	Sq Ft:	1,503	Sell Pr:	
Muni/Twp:	St. Peters	Pr/SqFt:	\$181.30	CDOM:	40		
GA/CR:	2/0	Bth:	3 (3 0)	Age:	15		
Style/Desc:	1 Story/Ranch			Acre:	.077		
SubD:	Penny Lane Resub						
Schl District:	Ft. Zumwalt R-II						

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 18 results.

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

 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
0.7 mi	18060570	A	07/31/2018	RESI	10 Connemara Rd	St. Peters	St Peters	406	6	\$289,900	4	4 (3 1)	2,527	0.275 0	39	CBG 12
1.7 mi	18052616	A	07/14/2018	RESI	540 Wyatt Dr	St. Peters	St Peters	411	23	\$285,000	4	3 (3 0)	1,664	0.200 0	25	EDGE01
1.4 mi	18057163	A	07/17/2018	RESI	304 Trapani Dr	St. Peters	St Peters	411	20	\$295,000	3	2 (2 0)	1,746	0.150 0	1	FFRR01
1.5 mi	18032100	A	05/11/2018	RESI	18 Parkwood Dr	Unincorporated	St Peters	412	87	\$264,000	4	3 (2 1)	1,988	0.411 0	40	EXSL02
0.5 mi	18022876	P	07/30/2018	RESI	61 Shadowridge Dr	St. Peters	St Peters	406	92	\$250,000	4	3 (2 1)	2,260	0.596 0	38	CBPR01
1.2 mi	18052515	P	07/30/2018	RESI	308 Jessie Marie Lane	St. Peters	St Peters	406	31	\$275,000	4	3 (2 1)	2,272	0.130 0	7	WYND01
1.1 mi	18052314	P	07/31/2018	RESI	825 Harding St	St. Peters	St Peter	406	32	\$280,000	4	3 (2 1)	2,271	0.170 0	10	SLRE02
0.6 mi	18041827	S	07/30/2018	RESI	21 Lippizan Rd	St. Peters	St Peters	406	4	\$272,000	4	2 (2 0)	2,003	0.280 0	33	BHSP02
1.2 mi	18049217	S	08/03/2018	RESI	12 Margaret Brown	St. Peters	St Peters	412	3	\$289,000	3	2 (2 0)	1,733	0.390 0	30	CRIB01
0.7 mi	18013889	W	07/31/2018	RESI	9 Spring	St. Peters	St Peters	403	132	\$250,000	5	3 (3 0)	2,110	0.397 0	38	JMRE01
1.2 mi	18028649	C	07/31/2018	RESI	125 Berry Manor Cir	St. Peters	St Peters	406	57	\$299,900	4	3 (3 0)	2,725	0.160 0	4	CBPR01

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

Residential Condensed

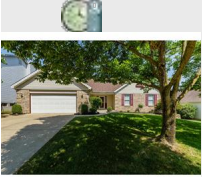
10 Connemara Rd, St Peters 63376-2308



MLS #: 18060570 Status: **A**
 Area: 406 Bd: 4
 Muni/Twp: St. Peters
 GA/CR: 3/0 Bth: 4 (3 1)
 Style/Desc 2 Story/Other
 SubD: Drovers Crossing
 Recent: 07/31/2018 : New

Stat Dt: 07/31/18 List Pr: \$289,900
 Sqft Above: 2,527 Sell Pr:
 Pr/SqFt: \$114.72 CDOM: 6
 Age: 39 Schl Dst: Ft. Zumwalt R-
 \$100 Acres: .275

540 Wyatt Dr, St Peters 63376-7171



MLS #: 18052616 Status: **A**
 Area: 411 Bd: 4
 Muni/Twp: St. Peters
 GA/CR: 2/0 Bth: 3 (3 0)
 Style/Desc 1 Story/Atrium
 SubD: Huntleigh Estate #2
 Recent: 08/03/2018 : Price Change : \$289,999->\$285,000

Stat Dt: 07/14/18 List Pr: \$285,000
 Sqft Above: 1,664 Sell Pr:
 Pr/SqFt: \$171.27 CDOM: 23
 Age: 25 Schl Dst: Francis Howell
 \$50 Acres: .200

304 Trapani Dr, St Peters 63376-7694



MLS #: 18057163 Status: **A**
 Area: 411 Bd: 3
 Muni/Twp: St. Peters
 GA/CR: 2/0 Bth: 2 (2 0)
 Style/Desc 1 Story/Ranch
 SubD: Crossing at Bella Vista
 Recent: 07/31/2018 : Price Change : \$300,000->\$295,000

Stat Dt: 07/17/18 List Pr: \$295,000
 Sqft Above: 1,746 Sell Pr:
 Pr/SqFt: \$168.96 CDOM: 20
 Age: 1 Schl Dst: Francis Howell
 \$115 Acres: .150

18 Parkwood Dr, St Peters 63376-2937



MLS #: 18032100 Status: **A**
 Area: 412 Bd: 4
 Muni/Twp: Unincorporated
 GA/CR: 2/0 Bth: 3 (2 1)
 Style/Desc 2 Story/Other
 SubD: Parkwood Estate #1
 Recent: 08/02/2018 : Price Change : \$269,000->\$264,000

Stat Dt: 05/11/18 List Pr: \$264,000
 Sqft Above: 1,988 Sell Pr:
 Pr/SqFt: \$132.80 CDOM: 87
 Age: 40 Schl Dst: Francis Howell
 Acres: .411

61 Shadowridge Dr, St Peters 63376-2352



MLS #: 18022876 Status: **P**
 Area: 406 Bd: 4
 Muni/Twp: St. Peters
 GA/CR: 2/0 Bth: 3 (2 1)
 Style/Desc 2 Story/Other
 SubD: Shadow Creek #2

Stat Dt: 07/30/18 List Pr: \$250,000
 Sqft Above: 2,260 Sell Pr:
 Pr/SqFt: \$110.62 CDOM: 92
 Age: 38 Schl Dst: Ft. Zumwalt R-
 Acres: .596

308 Jessie Marie Lane, St Peters 63376-5388



MLS #: 18052515 Status: **P**
 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

Stat Dt: 07/30/18 List Pr: \$275,000
 Sqft Above: 2,272 Sell Pr:
 Pr/SqFt: \$121.04 CDOM: 31
 Age: 7 Schl Dst: Ft. Zumwalt R-
 Acres: .130

825 Harding St, St Peter 63376-2415



MLS #: 18052314 Status: **P**
 Area: 406 Bd: 4
 Muni/Twp: St. Peters
 GA/CR: 3/0 Bth: 3 (2 1)
 Style/Desc: 2 Story/Other
 SubD: Bellemeade
 Recent: 07/31/2018 : Pending : A->P

Stat Dt: 07/31/18 List Pr: \$280,000
 Sqft Above: 2,271 Sell Pr:
 Pr/SqFt: \$123.29 CDOM: 32
 Age: 10 Schl Dst: Ft. Zumwalt R-
 \$350 Acres: .170

21 Lippizan Rd, St Peters 63376-2396



MLS #: 18041827 Status: **S**
 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

Stat Dt: 07/30/18 List Pr: \$269,900
 Sqft Above: 2,003 Sell Pr: \$272,000
 Pr/SqFt: \$135.80 CDOM: 4
 Age: 33 Schl Dst: Ft. Zumwalt R-
 \$100 Acres: .280

12 Margaret Brown, St Peters 63376-3364



MLS #: 18049217 Status: **S**
 Area: 412 Bd: 3
 Muni/Twp: St. Peters
 GA/CR: 2/0 Bth: 2 (2 0)
 Style/Desc: 1 Story/Ranch
 SubD: Mills Farm Estate
 Recent: 08/03/2018 : Sold : P->S

Stat Dt: 08/03/18 List Pr: \$300,000
 Sqft Above: 1,733 Sell Pr: \$289,000
 Pr/SqFt: \$166.76 CDOM: 3
 Age: 30 Schl Dst: Francis Howell
 Acres: .390

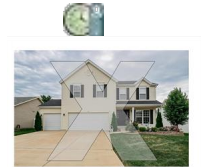
9 Spring, St Peters 63376-3064



MLS #: 18013889 Status: **W**
 Area: 403 Bd: 5
 Muni/Twp: St. Peters
 GA/CR: 2/0 Bth: 3 (3 0)
 Style/Desc: 1 Story/Ranch
 SubD: Spring Wood #1
 Recent: 07/31/2018 : Withdrawn : A->W

Stat Dt: 07/31/18 List Pr: \$250,000
 Sqft Above: 2,110 Sell Pr:
 Pr/SqFt: \$118.48 CDOM: 132
 Age: 38 Schl Dst: Francis Howell
 Acres: .397

125 Berry Manor Cir, St Peters 63376-5392



MLS #: 18028649 Status: **C**
 Area: 406 Bd: 4
 Muni/Twp: St. Peters
 GA/CR: 3/0 Bth: 3 (3 0)
 Style/Desc: 2 Story/Other
 SubD: Manors At Orchard Glen
 Recent: 07/31/2018 : Cancelled : A->C

Stat Dt: 07/31/18 List Pr: \$299,900
 Sqft Above: 2,725 Sell Pr:
 Pr/SqFt: \$110.06 CDOM: 57
 Age: 4 Schl Dst: Ft. Zumwalt R-
 \$150 Acres: .160

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 7/30/2018+
 Selected 11 of 11 results.

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



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

Listing Activity Report

118 Long And Winding, St Peters, MO 63376

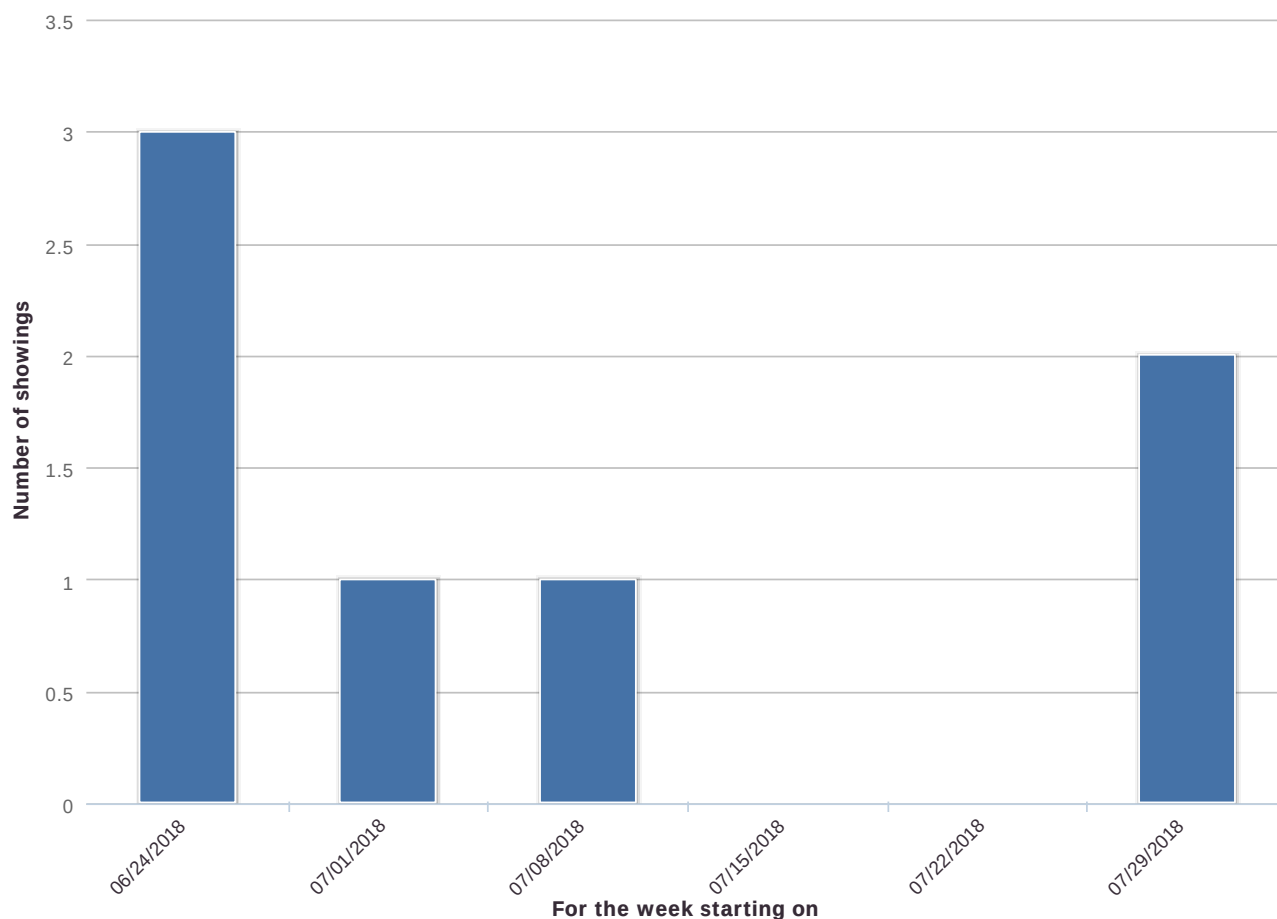
Snapshot for Jun 27, 2018 - Aug 03, 2018



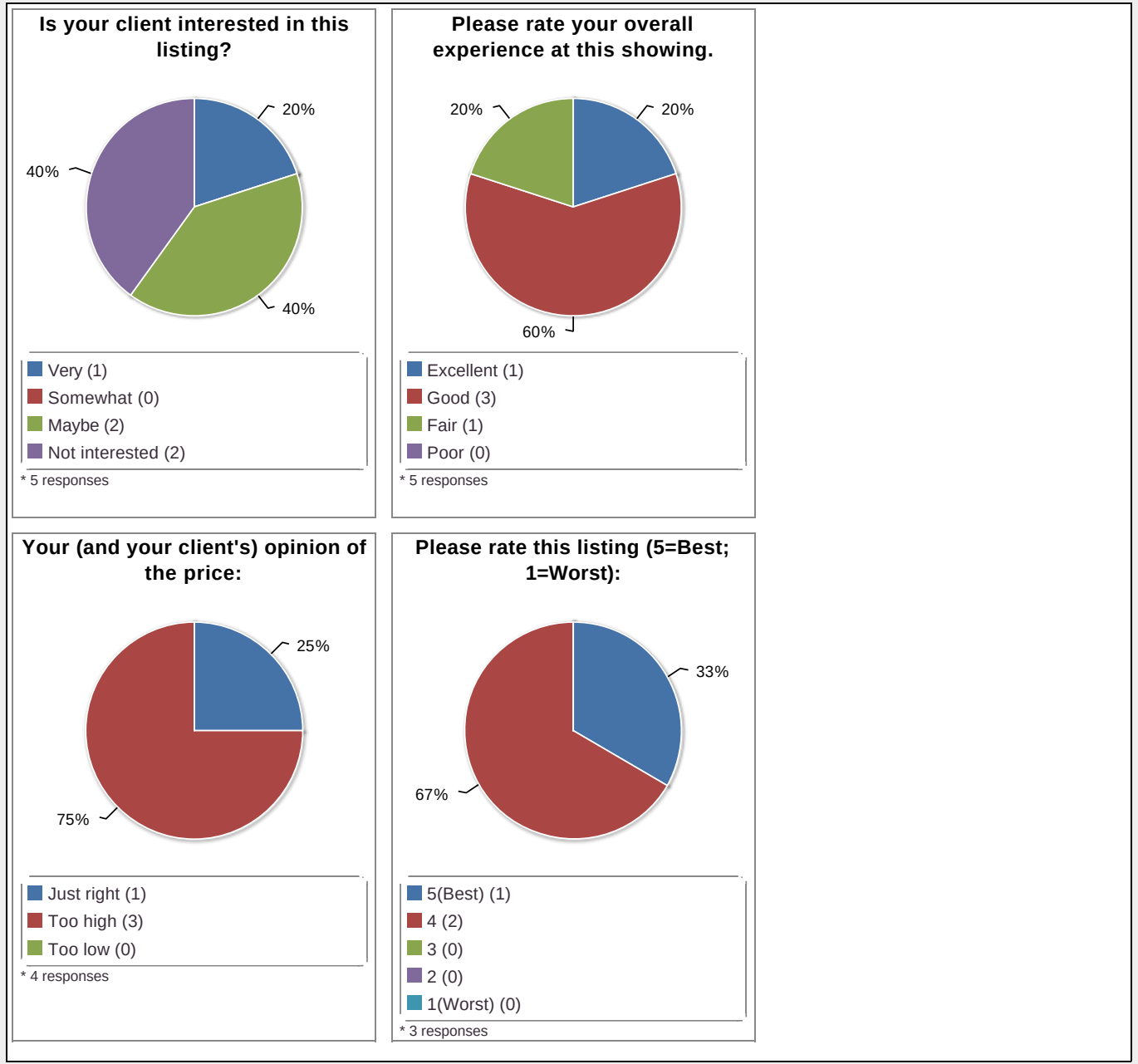
Listing ID: 18046343
 Address: 118 Long And Winding, St Peters, MO 63376
 Price: \$272,500
 Status: ACTIVE

Total number of appointments: 7
 Appointments in the last 30 days: 3
 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



Feedback Responses

Activity Details	Received
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.

Activity Details	Received
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
 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	

Activity Type	Activity Date	Comments
 New Listing	06/27/2018	