

The Nett Group Real Estate Advisors

SELLER REPORT



118 Long And Winding | St Peters

TheNettGroup.com • 636.614.5132

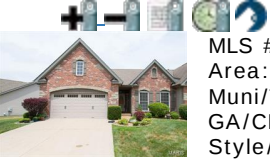
Cross Property On Market Counters

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	43	\$272,500	206	212	2	1	210	16	23	16	401

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



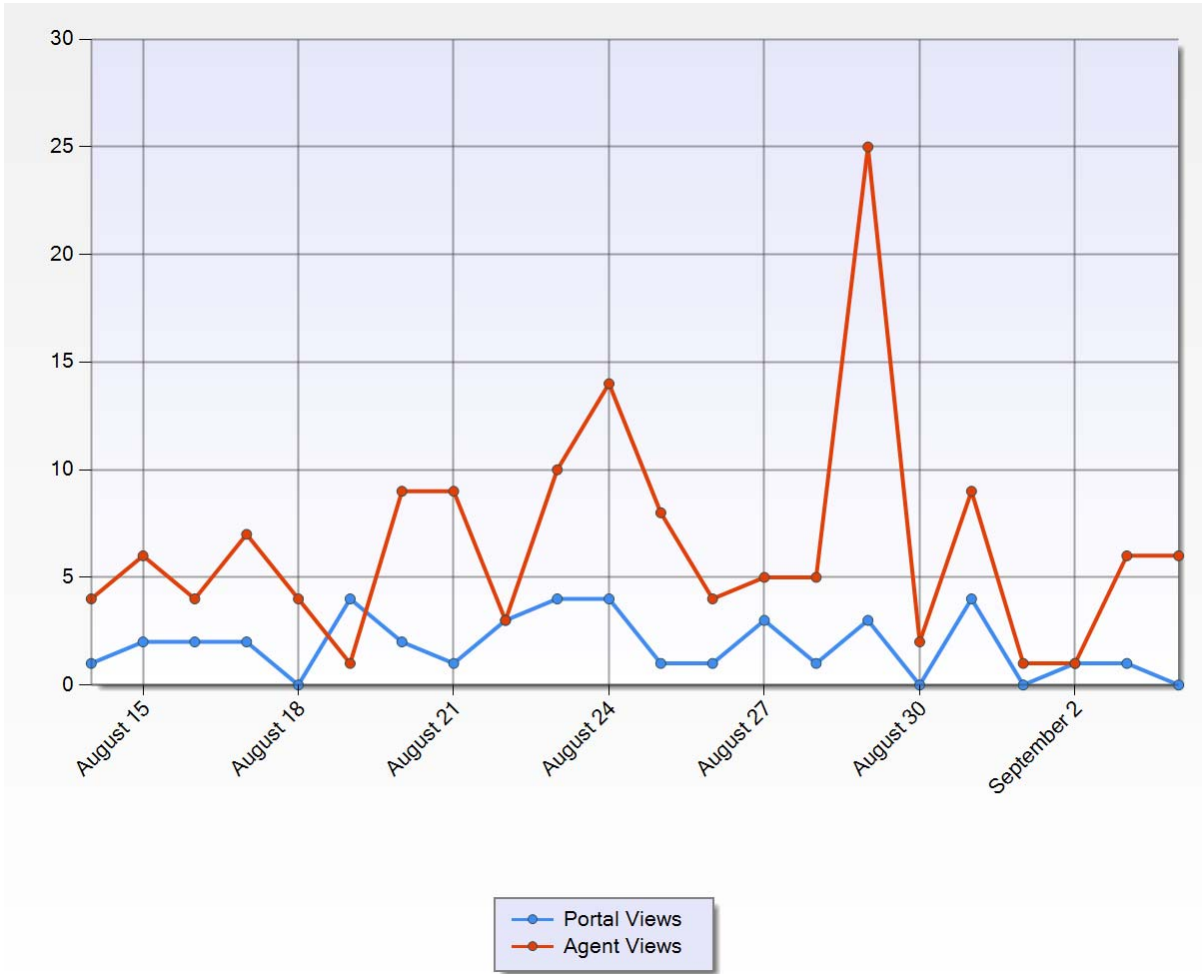
MLS #:	18059798	Status:	A	Stat Dt:	07/23/18	List Pr:	\$272,500
Area:	406	Bd:	3	Sq Ft:	1,503	Sell Pr:	
Muni/Twp:	St. Peters	Pr/SqFt:	\$181.30	CDOM:	43		
GA/CR:	2/0	Bth:	3 (3 0)	Condo Fee:	\$224	Age:	15
Style/Desc:	1 Story/Ranch					Acre:	.077
SubD:	Penny Lane Resub						
Schl District:	Ft. Zumwalt R-II						

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 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
1.7 mi	18065505	A	09/04/2018	RESI	12 Savannah Hill Dr	St. Peters	St Peters	412	0	\$294,900	3	2 (2 0)	2,022	0.260 0	15	BHSP02
0.7 mi	18064028	A	08/08/2018	RESI	104 Misty View Lane	St. Peters	St Peters	406	27	\$283,400	4	3 (2 1)	2,565	0.190 0	27	GHCK01
0.1 mi	18028784	A	04/13/2018	RESI	99 Long And Winding Rd	St. Peters	St Peters	406	144	\$290,000	3	3 (2 1)	2,265	0.090 0	13	CBG 09
0.1 mi	18030117	A	04/19/2018	COND	99 Long And Winding Rd	St. Peters	St Peters	406	138	\$290,000	3	3 (2 1)	2,265	0.090 0	13	CBG 09
1.9 mi	18035782	S	08/30/2018	RESI	2 Mcmenamy Rd	St. Peters	St Peters	406	59	\$250,000	3	2 (1 1)	1,804	0.615 0	152	CBG 09
1.3 mi	18054885	S	08/30/2018	RESI	1256 Orion Way	St. Peters	St Peters	410	6	\$275,500	4	3 (2 1)	2,273	0.240 0	29	TDPR01
0.5 mi	18033405	X	08/30/2018	RESI	2 Ardennais Rd	St. Peters	St Peters	406	1	\$289,900	4	3 (3 0)	2,165	0.310 0	33	KWRC01
1.0 mi	18067112	C	08/28/2018	RESI	818 Harding St	St. Peters	St Peters	406	5	\$259,900	3	3 (2 1)	1,571	0.210 0	5	CBG 21
1.9 mi	18057028	C	08/28/2018	RESI	2130 Saint Peters Howell	Unincorporated	St Peters	412	79	\$250,000	4	3 (2 1)	1,905	0.932 0	54	BRID01

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Residential Condensed

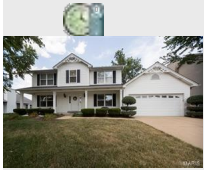
12 Savannah Hill Dr, St Peters 63376-2248



MLS #: 18065505 **Status:** A
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: 09/04/2018 : New

Stat Dt: 09/04/18 **List Pr:** \$294,900
Sqft Above: 2,022 **Sell Pr:**
Pr/SqFt: \$145.85 **CDOM:**
Age: 15 **Schl Dst:** Francis Howell
Acres: .260

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: 08/30/2018 : Price Change : \$283,900->\$283,400

Stat Dt: 08/08/18 **List Pr:** \$283,400
Sqft Above: 2,565 **Sell Pr:**
Pr/SqFt: \$110.49 **CDOM:** 27
Age: 27 **Schl Dst:** Ft. Zumwalt R-
Acres: .190

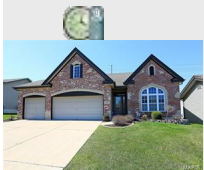
99 Long And Winding Rd, St Peters 63376-242



MLS #: 18028784 **Status:** A
Area: 406 **Bd:** 3
Muni/Twp: St. Peters
GA/CR: 3/0 **Bth:** 3 (2 1)
Style/Desc: 1.5 Story/Villa
SubD: Penny Lane
Recent: 08/30/2018 : Price Change : \$300,000->\$290,000

Stat Dt: 04/13/18 **List Pr:** \$290,000
Sqft Above: 2,265 **Sell Pr:**
Pr/SqFt: \$128.04 **CDOM:** 144
Age: 13 **Schl Dst:** Ft. Zumwalt R-
Acres: .090

99 Long And Winding Rd, St Peters 63376-242



MLS #: 18030117 **Status:** A
Area: 406 **Bd:** 3
Muni/Twp: St. Peters
GA/CR: 3/0 **Bth:** 3 (2 1)
Style/Desc: 1.5 Story/Villa
SubD: Penny Lane
Recent: 08/30/2018 : Price Change : \$300,000->\$290,000

Stat Dt: 04/19/18 **List Pr:** \$290,000
Sqft Above: 2,265 **Sell Pr:**
Pr/SqFt: \$128.04 **CDOM:** 138
Age: 13 **Schl Dst:** Ft. Zumwalt R-
Condo Fee: \$224 **Acres:** .090

2 Mcmenamy Rd, St Peters 63376-1518



MLS #: 18035782 **Status:** S
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: 08/30/2018 : Sold : P->S

Stat Dt: 08/30/18 **List Pr:** \$269,900
Sqft Above: 1,804 **Sell Pr:** \$250,000
Pr/SqFt: \$138.58 **CDOM:** 59
Age: 152 **Schl Dst:** Ft. Zumwalt R-
Acres: .615

1256 Orion Way, St Peters 63376-5224



MLS #: 18054885 **Status:** S
Area: 410 **Bd:** 4
Muni/Twp: St. Peters
GA/CR: 3/0 **Bth:** 3 (2 1)
Style/Desc: 2 Story/Other
SubD: Pegasus Farms #2
Recent: 08/30/2018 : Sold : P->S

Stat Dt: 08/30/18 **List Pr:** \$275,000
Sqft Above: 2,273 **Sell Pr:** \$275,500
Pr/SqFt: \$121.21 **CDOM:** 6
Age: 29 **Schl Dst:** Francis Howell
Acres: .240

2 Ardennais Rd, St Peters 63376



MLS #: 18033405 Status: **X**
 Area: 406 Bd: 4
 Muni/Twp: St. Peters
 GA/CR: 4/0 Bth: 3 (3 0)
 Style/Desc: 1 Story/Ranch
 SubD: Drovers Crossing
 Recent: 08/31/2018 : Expired : W->X

Stat Dt: 08/30/18 List Pr: \$289,900
 Sqft Above: 2,165 Sell Pr:
 Pr/SqFt: \$133.90 CDOM: 1
 Age: 33 Schl Dst: Ft. Zumwalt R-
 \$100 Acres: .310

818 Harding St, St Peters 63376-2402



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

Stat Dt: 08/28/18 List Pr: \$259,900
 Sqft Above: 1,571 Sell Pr:
 Pr/SqFt: \$165.44 CDOM: 5
 Age: 5 Schl Dst: Ft. Zumwalt R-
 Acres: .210

2130 Saint Peters Howell, St Peters 63376-281



MLS #: 18057028 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
 Recent: 08/29/2018 : Cancelled : A->C

Stat Dt: 08/28/18 List Pr: \$250,000
 Sqft Above: 1,905 Sell Pr:
 Pr/SqFt: \$131.23 CDOM: 79
 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 8/28/2018+
 Selected 9 of 9 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

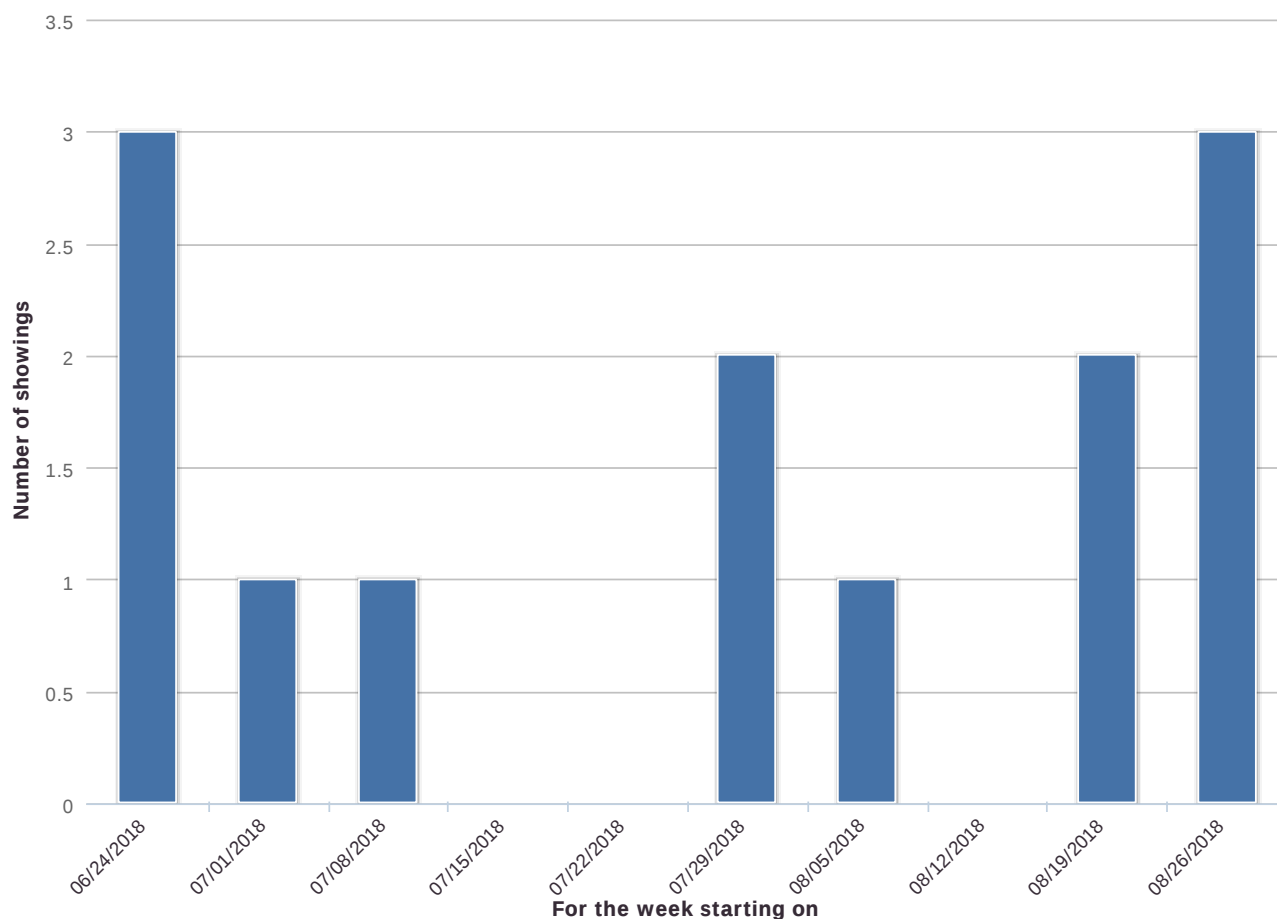
Snapshot for Jun 27, 2018 - Sep 01, 2018



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

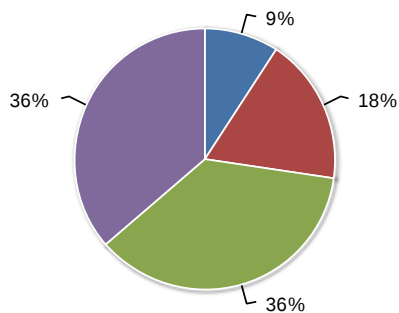
Total number of appointments: 13
 Appointments in the last 30 days: 6
 Appointments in the last 7 days: 3
 Total number of agent previews: 0
 Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance

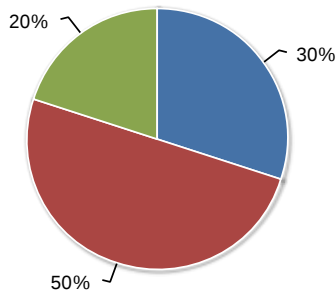
Is your client interested in this listing?



Very (1)
 Somewhat (2)
 Maybe (4)
 Not interested (4)

* 11 responses

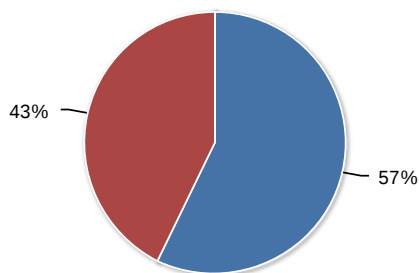
Please rate your overall experience at this showing.



Excellent (3)
 Good (5)
 Fair (2)
 Poor (0)

* 10 responses

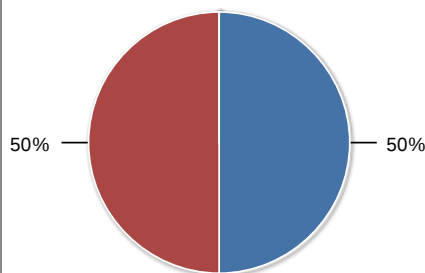
Your (and your client's) opinion of the price:



Just right (4)
 Too high (3)
 Too low (0)

* 7 responses

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



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

* 6 responses

Feedback Responses

Activity Details	Received
Showing 09/01/2018 11:00 AM - 11:30 AM	09/01/2018 11:32 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:	
Maybe Good Just right 5(Best) First day first home. But they did like it minus the oak cabinets. Excellent build out in lower level.	
3rd Showing 08/30/2018 9:30 AM - 10:30 AM	08/31/2018 10:41 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:	Not interested Excellent Just right 5(Best) On behalf of buyers agent Peggy Streb with ReMax. Buyers have opted not to make an offer bc they feel the villa is not really a 3 bedroom. :(
Showing 08/28/2018 2:00 PM - 3:00 PM	08/30/2018 05:52 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 it truly makes it a 2 bedroom, this would not work as a bedroom option. thanks, if they change their minds I will let you know.
Showing 08/25/2018 10:30 AM - 11:30 AM	08/27/2018 11:45 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:	Somewhat Good This was her favorite so far. Not sure if she is ready to make an offer just yet
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
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

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:		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
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	09/01/2018 11:00 AM - 11:30 AM	
 Declined Showing	09/01/2018 10:00 AM - 11:00 AM	
 Canceled 2nd Showing	08/31/2018 3:00 PM - 4:00 PM	
 Past 3rd Showing	08/30/2018 9:30 AM - 10:30 AM	

Activity Type	Activity Date	Comments
 Past Showing	08/28/2018 2:00 PM - 3:00 PM	
 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	