

The Nett Group Real Estate Advisors

SELLER REPORT



723 Timber Ridge Acre | High Ridge

TheNettGroup.com • 636.614.5132

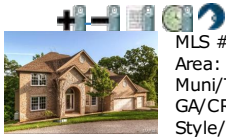
Cross Property On Market Counters

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
18064837	RESI	ACT	08/17/18	723 Timber Ridge Acre	High Ridge	349	80	\$600,000	117	110	1	1	118	6	6	10	430

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

Cross Property Condensed

723 Timber Ridge Acre, High Ridge 63049-1144



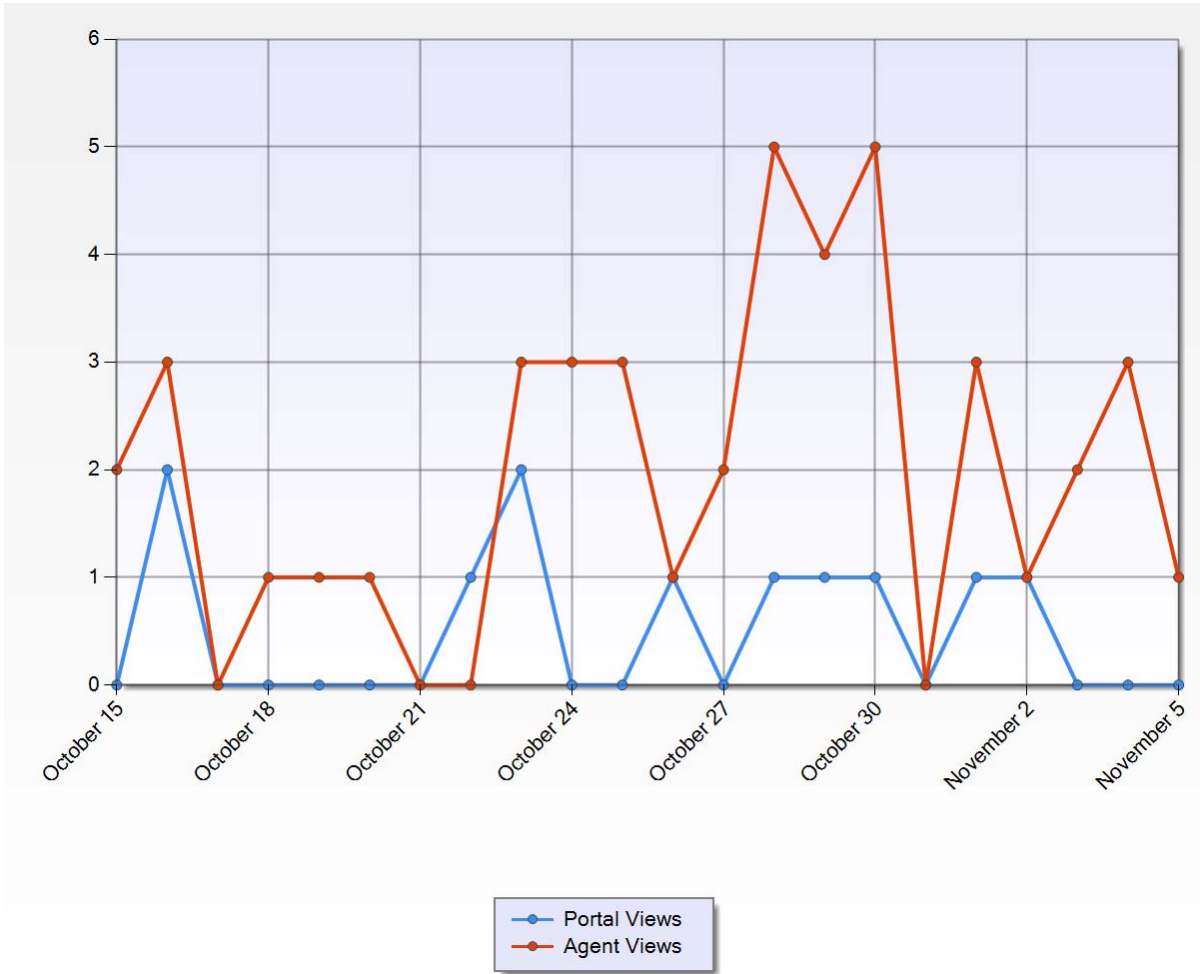
MLS #:	18064837	Status:	A	Stat Dt:	08/17/18	List Pr:	\$600,000
Area:	349	Bd:	5	Sq Ft:	3,365	Sell Pr:	
Muni/Twp:	Unincorporated			Pr/SqFt:	\$178.31	CDOM:	80
GA/CR:	3/0	Bth:	6 (4 2)		\$650	Age:	11
Style/Desc:	1.5 Story/Other					Acre:	3.240
SubD:	Paradise Valley						
Schl District:	Rockwood R-VI						

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 31 results.

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 Historical Views for 723 Timber Ridge Acre



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
0.8 mi	18073450	A	09/13/2018	RESI	1281 Diamond Valley Dr	Unincorporated	High Ridge	392	53	\$619,900	3	4 (2 2)	2,483	2.29	00 6	CBG 49
0.5 mi	18069015	S	10/30/2018	RESI	1022 Bridleridge Crossing Spur	Unincorporated	High Ridge	349	30	\$575,000	3	4 (3 1)	3,103	0.25	00 3	PMIR01

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Residential Condensed




1281 Diamond Valley Dr, High Ridge 63049-1
 MLS #: [18073450](#) Status: **A**
 Area: **392** Bd: **3**
 Muni/Twp: **Unincorporated**
 GA/CR: **5/0** Bth: **4 (2 2)**
 Style/Dsc: **1 Story/Atrium**
 SubD: **Paradise Valley East**
 Stat Dt: **09/13/18**
 Sqft Above: **2,483**
 Pr/SqFt: **\$249.66**
 Age: **6**
 List Pr: **\$619,900**
 Sell Pr: **\$575,000**
 CDOM: **53**
 Schl Dst: **Northwest R-I**
 Acres: **2.290**




1022 Bridleridge Crossing Spur, High Ridge 63049-1
 MLS #: [18069015](#) Status: **S**
 Area: **349** Bd: **3**
 Muni/Twp: **Unincorporated**
 GA/CR: **3/0** Bth: **4 (3 1)**
 Style/Dsc: **1.5 Story/Other**
 SubD: **Bridlewood One**
 Recent: **10/30/2018 : Sold : P->S**
 Stat Dt: **10/30/18**
 Sqft Above: **3,103**
 Pr/SqFt: **\$185.30**
 Age: **3**
 List Pr: **\$605,000**
 Sell Pr: **\$575,000**
 CDOM: **30**
 Schl Dst: **Rockwood R-VI**
 Acres: **.250**

Search Criteria

CTH Change_Type is one of 'New Listing', 'Back On Market', 'Price Change', 'Coming Soon', 'Option', 'Pending', 'Sold'
 Property Type is 'Residential'
 Latitude, Longitude is within 1.00 mi of 18064837
 Price is 500000 to 700000
 CTH Last Modified Date Time is 10/29/2018+
 Selected 2 of 2 results.

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 Keller Williams Realty Chesterfield
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Listing Activity Report

723 Timber Ridge Acre, High Ridge, MO 63049

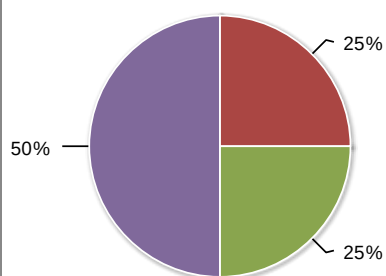
Snapshot for Aug 16, 2018 - Sep 30, 2018



Listing ID: 18064837
 Address: 723 Timber Ridge Acre, High Ridge, MO 63049
 Price: \$600,000
 Status: ACTIVE
 Total number of appointments: 4
 Appointments in the last 30 days: 0
 Appointments in the last 7 days: 0
 Total number of agent previews: 0
 Total number of agent inquiries: 0

Feedback at a Glance

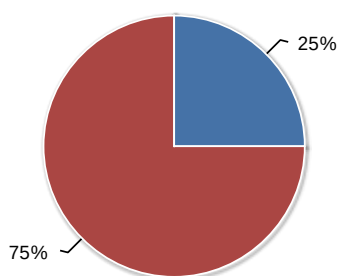
Is your client interested in this listing?



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

* 4 responses

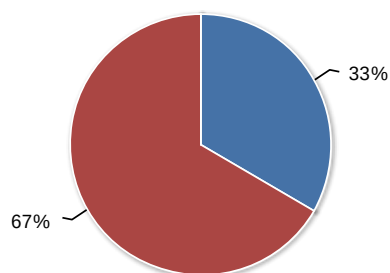
Please rate your overall experience at this showing.



Excellent (1)
 Good (3)
 Fair (0)
 Poor (0)

* 4 responses

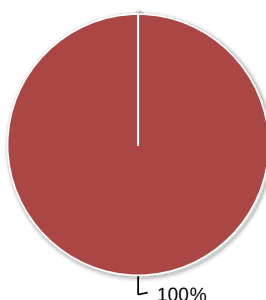
Your (and your client's) opinion of the price:



Just right (1)
 Too high (2)
 Too low (0)

* 3 responses

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



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

Feedback Responses

Activity Details	Received
Showing 09/30/2018 12:15 PM - 1:15 PM	10/01/2018 06:29 AM
Is your client interested in this listing? Please rate your overall experience at this showing. Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:	Not interested Good 4 Home was absolutely stunning but the yard did not suit my clients' needs. Good luck!
Showing 09/08/2018 3:30 PM - 4:30 PM	09/09/2018 06:28 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 4 House shows very well. They were hoping to have some flat yard space so that was the biggest negative. Not sure it is something they can overlook at this price.
Showing 08/30/2018 11:00 AM - 12:30 PM	08/30/2018 01:14 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 Excellent Too high 4 My client was previewing the house for his wife. He will be reviewing the information with his wife, and they may be scheduling a second showing in the future.
Showing 08/20/2018 2:00 PM - 3:00 PM	08/20/2018 03:58 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 Just right 4 Beautiful home, just not a fit, thanks and good luck!

Listing Activity Details

Activity Type	Activity Date	Comments
 Past Showing	09/30/2018 12:15 PM - 1:15 PM	
 Past Showing	09/08/2018 3:30 PM - 4:30 PM	
 Canceled Showing	09/05/2018 3:00 PM - 4:00 PM	
 Past Showing	08/30/2018 11:00 AM - 12:30 PM	
 Past Showing	08/20/2018 2:00 PM - 3:00 PM	

Activity Type	Activity Date	Comments
 Open House Comment	08/19/2018 2:30 PM - 3:30 PM	Agent and Buyers came through the open house. They were really looking for a ranch but decided to take a look because they loved the pictures online. After talking, they decided they would be happiest with a Ranch home.
 Status Change	08/17/2018 10:42 AM	
 New Listing	08/17/2018	
 Status Change	08/16/2018 9:54 AM	
 Price Change	08/16/2018 4:33 AM	