

The Nett Group Real Estate Advisors

SELLER REPORT



252 Village Creek | Ballwin

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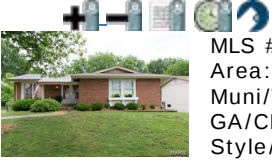
Cross Property On Market Counters

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
18051183	RESI	ACT	06/27/18	252 Village Creek	Ballwin	348	5	\$235,000	569	323	7	9	660	150	40	30	244

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

Cross Property Condensed

252 Village Creek, Ballwin 63021-6125



MLS #:	18051183	Status:	A	Stat Dt:	06/27/18	List Pr:	\$235,000
Area:	348	Bd:	3	Sq Ft:	1,196	Sell Pr:	
Muni/Twp:	Ballwin			Pr/SqFt:	\$196.49	CDOM:	5
GA/CR:	2/0	Bth:	3 (3 0)			Age:	44
Style/Desc:	1 Story/Ranch					Acre:	.174
SubD:	Westglen Village 1						
Schl District:	Rockwood R-VI						
Recent:	06/27/2018		New				

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.

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

 Historical Views for 252 Village Creek



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
2.3 mi	18051745	A	06/29/2018	RESI	1006 Treetop Trail Dr	Manchester	Manchester	169	3	\$225,475	3	2 (2 0)	1,224	0.1540	40	RMXR04
1.7 mi	18051108	A	06/25/2018	RESI	954 Oakfield Dr	Unincorporated	Ballwin	169	7	\$245,000	4	3 (3 0)	2,296	0.2530	43	CBG 07
3.0 mi	18052172	A	06/29/2018	RESI	1501 Berry Leaf	Unincorporated	Ballwin	169	3	\$271,900	3	3 (2 1)	2,103	0.1700	28	TNTY01
3.0 mi	18052705	A	06/29/2018	RESI	2524 Maple Crossing Dr	Wildwood	Wildwood	347	3	\$245,000	3	2 (2 0)	1,388	0.2040	36	MADA01
2.3 mi	18050583	A	06/29/2018	RESI	1546 Virginia	Ellisville	Ellisville	347	3	\$250,000	4	3 (2 1)	3,142	0.2810	41	TDRS01
0.0 mi	18051183	A	06/27/2018	RESI	252 Village Creek	Ballwin	Ballwin	348	5	\$235,000	3	3 (3 0)	1,196	0.1740	44	KWRC01
2.4 mi	18035209	A	05/03/2018	RESI	109 Morewood Dr	Manchester	Manchester	168	35	\$238,000	3	2 (2 0)	1,440	0.3210	50	SNRE
1.8 mi	18047527	A	06/21/2018	RESI	302 Holloway	Ballwin	Ballwin	168	11	\$239,900	3	3 (2 1)	1,989	0.2300	50	KWSW01
2.9 mi	18034292	A	05/17/2018	RESI	112 Old Oaks	Ballwin	Ballwin	168	46	\$259,000	4	3 (3 0)	1,887	0.2930	53	KWRC01
2.3 mi	18041997	A	06/15/2018	RESI	1018 Treetop	Manchester	Manchester	169	17	\$239,900	3	2 (2 0)	1,544		41	PMIR01
2.0 mi	18021428	A	03/23/2018	RESI	502 Chamberlin Dr	Manchester	Manchester	169	93	\$259,900	5	3 (3 0)	1,811	0.3497	46	REMV01
2.8 mi	18041057	A	06/10/2018	RESI	506 Clayworth	Ballwin	Ballwin	169	22	\$274,900	4	3 (2 1)	2,419	0.3520	50	MANN01
2.3 mi	18037171	A	05/15/2018	RESI	108 Tartan Green	Ellisville	Ellisville	346	33	\$229,000	3	4 (3 1)	1,416	0.1620	28	KWRC01
0.5 mi	18049753	A	06/21/2018	RESI	650 Lemonwood	Ballwin	Ballwin	348	11	\$209,500	3	2 (1 1)	1,064	0.1850	46	CRIR01
1.3 mi	18050341	CN	07/01/2018	RESI	129 Holloway Rd	Ballwin	Ballwin	348	9	\$269,900	3	2 (2 0)	1,453	0.4109	64	KWRC01
2.0 mi	18049517	P	06/26/2018	RESI	321 Fawn Meadows Dr	Ballwin	Ballwin	168	4	\$265,000	3	2 (2 0)	1,936	0.2300	50	CBG 15
3.0 mi	18041328	P	06/25/2018	RESI	747 Burwick	Manchester	Manchester	169	32	\$233,900	4	3 (3 0)	1,040	0.2110	54	LKW 01
1.9 mi	18027183	P	06/27/2018	RESI	416 Tulsa Ave	Manchester	Manchester	169	73	\$245,500	3	3 (2 1)	1,590	0.3740	43	TDRS01
0.6 mi	18044637	P	06/22/2018	RESI	711 Woodrun Dr	Ballwin	Ballwin	348	24	\$209,900	3	3 (2 1)	2,065	0.2310	41	CBG 06
0.7 mi	18034634	P		RESI	959 Salem Way	Ellisville	Ellisville	348	44	\$254,900	4	3 (2 1)	2,160	0.2800	48	DLBR01
2.2 mi	18014303	S	06/29/2018	RESI	301 Baxter Rd	Ballwin	Ballwin	167	46	\$267,000	5	3 (2 1)		0.2520	49	KWSW01
2.5 mi	18038271	S	06/28/2018	RESI	411 Brass Lamp Dr	Ballwin	Ballwin	168	3	\$275,000	4	2 (2 0)	1,900	0.2860	51	BHAL05
1.9 mi	18044131	S	06/28/2018	RESI	1014 Anna Meadows Lane	Unincorporated	Ballwin	169	3	\$211,000	3	2 (2 0)	1,544	0.1800	30	CBG 06
2.2 mi	17087575	S	06/29/2018	RESI	512 Woodlyn Crossing	Unincorporated	Ballwin	169	180	\$240,000	4	3 (2 1)	2,062	0.1300	31	KLSY01
1.8 mi	18025091	S	06/29/2018	RESI	434 Oak Glen Dr	Unincorporated	Ballwin	169	49	\$262,000	3	4 (2 2)	1,798	0.1700	28	BHSP04

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Residential Condensed

1006 Treetop Trail Dr, Manchester 63021-7719



MLS #: 18051745 Status: **A**
 Area: 169 Bd: 3
 Muni/Twp: Manchester
 GA/CR: 2/0 Bth: 2 (2 0)
 Style/Desc 1 Story/Ranch
 SubD: Treetop 1
 Recent: 06/29/2018 : New

Stat Dt: 06/29/18 List Pr: \$225,475
 Sqft Above: 1,224 Sell Pr:
 Pr/SqFt: \$184.21 CDOM: 3
 Age: 40 Schl Dst: Parkway C-2
 \$75 Acres: .154

954 Oakfield Dr, Ballwin 63021-7413



MLS #: 18051108 Status: **A**
 Area: 169 Bd: 4
 Muni/Twp: Unincorporated
 GA/CR: 2/0 Bth: 3 (3 0)
 Style/Desc Multi-Level/Split Foyer
 SubD: Brightfield One Amd

Stat Dt: 06/25/18 List Pr: \$245,000
 Sqft Above: 2,296 Sell Pr:
 Pr/SqFt: \$106.71 CDOM: 7
 Age: 43 Schl Dst: Parkway C-2
 \$200 Acres: .253

1501 Berry Leaf, Ballwin 63021-7768



MLS #: 18052172 Status: **A**
 Area: 169 Bd: 3
 Muni/Twp: Unincorporated
 GA/CR: 2/0 Bth: 3 (2 1)
 Style/Desc 2 Story/Other
 SubD: Strawberry Ridge
 Recent: 06/29/2018 : New

Stat Dt: 06/29/18 List Pr: \$271,900
 Sqft Above: 2,103 Sell Pr:
 Pr/SqFt: \$129.29 CDOM: 3
 Age: 28 Schl Dst: Parkway C-2
 \$200 Acres: .170

2524 Maple Crossing Dr, Wildwood 63011-192



MLS #: 18052705 Status: **A**
 Area: 347 Bd: 3
 Muni/Twp: Wildwood
 GA/CR: 2/0 Bth: 2 (2 0)
 Style/Desc 1 Story/Ranch
 SubD: Westglen Farms 1
 Recent: 06/29/2018 : New

Stat Dt: 06/29/18 List Pr: \$245,000
 Sqft Above: 1,388 Sell Pr:
 Pr/SqFt: \$176.51 CDOM: 3
 Age: 36 Schl Dst: Rockwood R-VI
 \$190 Acres: .204

1546 Virginia, Ellisville 63011-2005



MLS #: 18050583 Status: **A**
 Area: 347 Bd: 4
 Muni/Twp: Ellisville
 GA/CR: 2/0 Bth: 3 (2 1)
 Style/Desc 2 Story/Other
 SubD: Clayton Oaks 3
 Recent: 06/29/2018 : New

Stat Dt: 06/29/18 List Pr: \$250,000
 Sqft Above: 3,142 Sell Pr:
 Pr/SqFt: \$79.57 CDOM: 3
 Age: 41 Schl Dst: Rockwood R-VI
 Acres: .281

252 Village Creek, Ballwin 63021-6125



MLS #: 18051183 Status: **A**
 Area: 348 Bd: 3
 Muni/Twp: Ballwin
 GA/CR: 2/0 Bth: 3 (3 0)
 Style/Desc 1 Story/Ranch
 SubD: Westglen Village 1
 Recent: 06/27/2018 : New

Stat Dt: 06/27/18 List Pr: \$235,000
 Sqft Above: 1,196 Sell Pr:
 Pr/SqFt: \$196.49 CDOM: 5
 Age: 44 Schl Dst: Rockwood R-VI
 Acres: .174

109 Morewood Dr, Manchester 63011-3908



MLS #: 18035209 Status: **A** Stat Dt: 05/03/18 List Pr: \$238,000
 Area: 168 Bd: 3 Sqft Above: 1,440 Sell Pr:
 Muni/Twp: Manchester Pr/SqFt: \$165.28 CDOM: 35
 GA/CR: 2/0 Bth: 2 (2 0) Age: 50 Schl Dst: Parkway C-2
 Style/Desc 1 Story/Ranch Acres: .321
 SubD: Baxter Acres 3
 Recent: 07/01/2018 : Price Change : \$240,000->\$238,000

302 Holloway, Ballwin 63011-3823



MLS #: 18047527 Status: **A** Stat Dt: 06/21/18 List Pr: \$239,900
 Area: 168 Bd: 3 Sqft Above: 1,989 Sell Pr:
 Muni/Twp: Ballwin Pr/SqFt: \$120.61 CDOM: 11
 GA/CR: 2/0 Bth: 3 (2 1) Age: 50 Schl Dst: Parkway C-2
 Style/Desc 1 Story/Ranch Acres: .230
 SubD: Fox Creek 1
 Recent: 06/28/2018 : Price Change : \$250,000->\$239,900

112 Old Oaks, Ballwin 63011-2705



MLS #: 18034292 Status: **A** Stat Dt: 05/17/18 List Pr: \$259,000
 Area: 168 Bd: 4 Sqft Above: 1,887 Sell Pr:
 Muni/Twp: Ballwin Pr/SqFt: \$137.25 CDOM: 46
 GA/CR: 2/0 Bth: 3 (3 0) Age: 53 Schl Dst: Parkway C-2
 Style/Desc 1 Story/Ranch Acres: .293
 SubD: Wild Wood 6
 Recent: 06/28/2018 : Price Change : \$261,900->\$259,000

1018 Treetop, Manchester 63021-7719



MLS #: 18041997 Status: **A** Stat Dt: 06/15/18 List Pr: \$239,900
 Area: 169 Bd: 3 Sqft Above: 1,544 Sell Pr:
 Muni/Twp: Manchester Pr/SqFt: \$155.38 CDOM: 17
 GA/CR: 2/0 Bth: 2 (2 0) Age: 41 Schl Dst: Parkway C-2
 Style/Desc 1 Story/Ranch Acres: 0
 SubD: Treetop
 Recent: 06/30/2018 : Price Change : \$243,900->\$239,900

502 Chamberlin Dr, Manchester 63021-5119



MLS #: 18021428 Status: **A** Stat Dt: 03/23/18 List Pr: \$259,900
 Area: 169 Bd: 5 Sqft Above: 1,811 Sell Pr:
 Muni/Twp: Manchester Pr/SqFt: \$143.51 CDOM: 93
 GA/CR: 2/0 Bth: 3 (3 0) Age: 46 Schl Dst: Parkway C-2
 Style/Desc 1 Story/Ranch Acres: .350
 SubD: Chapparal Park 1
 Recent: 06/28/2018 : Price Change : \$264,900->\$259,900

506 Clayworth, Ballwin 63011-4005



MLS #: 18041057 Status: **A** Stat Dt: 06/10/18 List Pr: \$274,900
 Area: 169 Bd: 4 Sqft Above: 2,419 Sell Pr:
 Muni/Twp: Ballwin Pr/SqFt: \$113.64 CDOM: 22
 GA/CR: 2/0 Bth: 3 (2 1) Age: 50 Schl Dst: Parkway C-2
 Style/Desc 2 Story/Other Acres: .352
 SubD: Oak Tree Farm Add 2 9
 Recent: 06/28/2018 : Price Change : \$289,000->\$274,900

108 Tartan Green, Ellisville 63021-4516



MLS #: 18037171 Status: **A** Stat Dt: 05/15/18 List Pr: \$229,000
 Area: 346 Bd: 3 Sqft Above: 1,416 Sell Pr:
 Muni/Twp: Ellisville Pr/SqFt: \$161.72 CDOM: 33
 GA/CR: 2/0 Bth: 4 (3 1) Age: 28 Schl Dst: Rockwood R-VI
 Style/Desc: 1 Story/Ranch Acres: .162
 SubD: Tartan Green
 Recent: 06/27/2018 : Price Change : \$235,000->\$229,000

650 Lemonwood, Ballwin 63021-6322



MLS #: 18049753 Status: **A** Stat Dt: 06/21/18 List Pr: \$209,500
 Area: 348 Bd: 3 Sqft Above: 1,064 Sell Pr:
 Muni/Twp: Ballwin Pr/SqFt: \$196.90 CDOM: 11
 GA/CR: 2/0 Bth: 2 (1 1) Age: 46 Schl Dst: Rockwood R-VI
 Style/Desc: 1 Story/Ranch Acres: .185
 SubD: Westglen Woods 4

129 Holloway Rd, Ballwin 63011-3214



MLS #: 18050341 Status: **CN** Stat Dt: 07/01/18 List Pr: \$269,900
 Area: 348 Bd: 3 Sqft Above: 1,453 Sell Pr:
 Muni/Twp: Ballwin Pr/SqFt: \$185.75 CDOM: 9
 GA/CR: 2/0 Bth: 2 (2 0) Age: 64 Schl Dst: Rockwood R-VI
 Style/Desc: 1 Story/Ranch Acres: .411
 SubD: Woodland
 Recent: 07/01/2018 : Contingent Sale : A->CN

321 Fawn Meadows Dr, Ballwin 63011-3859



MLS #: 18049517 Status: **P** Stat Dt: 06/26/18 List Pr: \$265,000
 Area: 168 Bd: 3 Sqft Above: 1,936 Sell Pr:
 Muni/Twp: Ballwin Pr/SqFt: \$136.88 CDOM: 4
 GA/CR: 2/0 Bth: 2 (2 0) Age: 50 Schl Dst: Parkway C-2
 Style/Desc: 1 Story/Ranch Acres: .230
 SubD: Fox Creek
 Recent: 06/26/2018 : Pending : A->P

747 Burwick, Manchester 63021-6727



MLS #: 18041328 Status: **P** Stat Dt: 06/25/18 List Pr: \$233,900
 Area: 169 Bd: 4 Sqft Above: 1,040 Sell Pr:
 Muni/Twp: Manchester Pr/SqFt: \$224.90 CDOM: 32
 GA/CR: 1/0 Bth: 3 (3 0) Age: 54 Schl Dst: Parkway C-2
 Style/Desc: 1 Story/Ranch Acres: .211
 SubD: Chadwick Estates 4

416 Tulsa Ave, Manchester 63021-6431



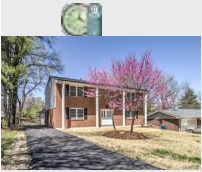
MLS #: 18027183 Status: **P** Stat Dt: 06/27/18 List Pr: \$245,500
 Area: 169 Bd: 3 Sqft Above: 1,590 Sell Pr:
 Muni/Twp: Manchester Pr/SqFt: \$154.40 CDOM: 73
 GA/CR: 2/0 Bth: 3 (2 1) Age: 43 Schl Dst: Parkway C-2
 Style/Desc: Multi-Level/Split Foyer Acres: .374
 SubD: Forest View Park
 Recent: 06/28/2018 : Pending : A->P

711 Woodrun Dr, Ballwin 63021-6173



MLS #: 18044637 Status: **P** Stat Dt: 06/22/18 List Pr: \$209,900
 Area: 348 Bd: 3 Sqft Above: 2,065 Sell Pr:
 Muni/Twp: Ballwin Pr/SqFt: \$101.65 CDOM: 24
 GA/CR: 2/0 Bth: 3 (2 1) Age: 41 Schl Dst: Rockwood R-VI
 Style/Desc: 1.5 Story/Other Acres: .231
 SubD: Westglen Village Add

959 Salem Way, Ellisville 63021-4742



MLS #: 18034634 Status: **P**
 Area: 348 Bd: 4
 Muni/Twp: Ellisville
 GA/CR: 2/0 Bth: 3 (2 1)
 Style/Desc: 2 Story/Other
 SubD: Georgetown
 Recent: 06/28/2018 : Pending : O->P

Stat Dt:
 Sqft Above: 2,160
 Pr/SqFt: \$118.01
 Age: 48
 List Pr: \$254,900
 Sell Pr:
 CDOM: 44
 Schl Dst: Rockwood R-VI
 Acres: .280

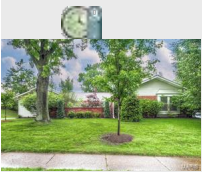
301 Baxter Rd, Ballwin 63011-3842



MLS #: 18014303 Status: **S**
 Area: 167 Bd: 5
 Muni/Twp: Ballwin
 GA/CR: 2/0 Bth: 3 (2 1)
 Style/Desc: 2 Story/Other
 SubD: Fox Creek 3
 Recent: 07/02/2018 : Sold : P->S

Stat Dt: 06/29/18
 Sqft Above:
 Pr/SqFt:
 Age: 49
 \$75
 List Pr: \$274,900
 Sell Pr: \$267,000
 CDOM: 46
 Schl Dst: Parkway C-2
 Acres: .252

411 Brass Lamp Dr, Ballwin 63011-3403



MLS #: 18038271 Status: **S**
 Area: 168 Bd: 4
 Muni/Twp: Ballwin
 GA/CR: 2/0 Bth: 2 (2 0)
 Style/Desc: 1 Story/Ranch
 SubD: Oak Tree Farm Add 6
 Recent: 06/29/2018 : Sold : P->S

Stat Dt: 06/28/18
 Sqft Above: 1,900
 Pr/SqFt: \$144.74
 Age: 51
 \$60
 List Pr: \$285,000
 Sell Pr: \$275,000
 CDOM: 3
 Schl Dst: Parkway C-2
 Acres: .286

1014 Anna Meadows Lane, Ballwin 63021-649



MLS #: 18044131 Status: **S**
 Area: 169 Bd: 3
 Muni/Twp: Unincorporated
 GA/CR: 2/0 Bth: 2 (2 0)
 Style/Desc: 1 Story/Ranch
 SubD: Johanna Estates
 Recent: 06/29/2018 : Sold : P->S

Stat Dt: 06/28/18
 Sqft Above: 1,544
 Pr/SqFt: \$136.66
 Age: 30
 \$150
 List Pr: \$199,900
 Sell Pr: \$211,000
 CDOM: 3
 Schl Dst: Parkway C-2
 Acres: .180

512 Woodlyn Crossing, Ballwin 63021-7465



MLS #: 17087575 Status: **S**
 Area: 169 Bd: 4
 Muni/Twp: Unincorporated
 GA/CR: 2/0 Bth: 3 (2 1)
 Style/Desc: 2 Story/Other
 SubD: Woodlyn Crossing
 Recent: 06/29/2018 : Sold : P->S

Stat Dt: 06/29/18
 Sqft Above: 2,062
 Pr/SqFt: \$116.39
 Age: 31
 \$170
 List Pr: \$245,000
 Sell Pr: \$240,000
 CDOM: 180
 Schl Dst: Parkway C-2
 Acres: .130

434 Oak Glen Dr, Ballwin 63021-7463



MLS #: 18025091 Status: **S**
 Area: 169 Bd: 3
 Muni/Twp: Unincorporated
 GA/CR: 2/0 Bth: 4 (2 2)
 Style/Desc: 2 Story/Other
 SubD: Oak Glen
 Recent: 06/30/2018 : Sold : P->S

Stat Dt: 06/29/18
 Sqft Above: 1,798
 Pr/SqFt: \$145.72
 Age: 28
 List Pr: \$265,000
 Sell Pr: \$262,000
 CDOM: 49
 Schl Dst: Parkway C-2
 Acres: .170

Search Criteria

CTH Change_Type is one of 'New Listing', 'Back On Market', 'Price Change', 'Coming Soon', 'Pending', 'Sold'

Property Type is 'Residential'

Latitude, Longitude is within 3.00 mi of 18051183

Price is 200000 to 275000

CTH Last Modified Date Time is 6/25/2018+

Selected 25 of 30 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

252 Village Creek, Ballwin, MO 63021

Snapshot for Jun 27, 2018 - Jul 01, 2018



Listing ID: 18051183
 Address: 252 Village Creek, Ballwin, MO 63021
 Price: \$235,000
 Status: ACTIVE

Total number of appointments: 4
 Appointments in the last 30 days: 4
 Appointments in the last 7 days: 4
 Total number of agent previews: 0
 Total number of agent inquiries: 0

Feedback Responses

Activity Details	Received
Showing 07/01/2018 12:45 PM - 1:00 PM	07/01/2018 02:20 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:	
Thanks so much to the sellers for allowing us to get in on such short notice! This house has so much to offer-tons of charm and some great features! My buyers have 3 kids and they just wouldn't have enough bedroom space. Otherwise, they really loved the decor, thoughtful updates and detail throughout. I'm sure it will go quickly. Good luck!	

Listing Activity Details

Activity Type	Activity Date	Comments
Past Showing	07/01/2018 12:45 PM - 1:00 PM	
Declined Showing	07/01/2018 12:20 PM - 12:45 PM	
Canceled Showing	06/30/2018 4:30 PM - 5:30 PM	
Past Showing	06/30/2018 10:00 AM - 11:00 AM	
Past Showing	06/30/2018 9:15 AM - 9:30 AM	
Past Showing	06/30/2018 9:00 AM - 10:00 AM	
Declined Showing	06/28/2018 6:30 PM - 7:30 PM	
Status Change	06/27/2018 6:38 PM	
New Listing	06/27/2018	

