

The Nett Group Real Estate Advisors

SELLER REPORT



2070 Duclair Pkwy | St Charles

TheNettGroup.com | 636.614.5132

Residential Single Line

Distance	MLS #	St	Status	Date	P Type	Address	Muni/Twp	City	Area	CDOM	Price Bd	Bth	SqFt	Abv	Lz	Age	Off ID
0.0 mi	20024862	A	04/21/2020	RESI	2070	Dudair Pkwy	St. Charles	St. Charles	411	14	\$172,500.2	4 (3 1)	1,342		0.0260	35	KWRC05
0.2 mi	19034231	S	07/28/2019	RESI	1287	Harvest Ridge Dr	St. Charles	St. Charles	410	74	\$205,000.3	2 (2 0)	1,306		0.1700	25	AWGR01
0.1 mi	19049674	S	08/23/2019	RESI	130	Kunze Dr	St. Charles	St. Charles	411	49	\$174,500.3	2 (2 0)	1,000		0.1000	30	KWRW01
0.1 mi	19073171	S	10/28/2019	RESI	135	Kunze Dr	St. Charles	St. Charles	411	32	\$189,800.3	2 (2 0)	1,440		0.1000	31	WCLK01
0.1 mi	19073107	S	11/07/2019	RESI	1225	Harvest Ridge Dr	St. Charles	St. Charles	411	0	\$210,000.3	2 (2 1)	1,092		0.1600	36	CBG 12
0.1 mi	20018904	S	04/28/2020	RESI	210	Kunze Dr	St. Charles	St. Charles	411	35	\$210,000.3	2 (2 1)	1,024		0.1800	32	PMIR03
0.2 mi	19064113	S	11/01/2019	RESI	809	Pralle Lane	St. Charles	St. Charles	411	89	\$222,000.3	3 (2 1)	1,536		1.0900	68	CBG 12
0.2 mi	19082559	S	12/10/2019	RESI	4	Red Cedar Ct	St. Charles	St. Charles	411	2	\$230,000.3	3 (2 1)	1,371		0.1800	25	SNSH01
0.2 mi	19072700	S	11/20/2019	RESI	1284	Harvest Ridge Dr	St. Charles	St. Charles	411	25	\$235,500.4	2 (2 0)	1,371		0.1600	25	KWSW01
0.1 mi	19085984	C	12/31/2019	RESI	2051	Beau Ct	St. Charles	St. Charles	411	3	\$199,500.2	3 (3 0)	1,586		1.0900	68	ALND01
0.2 mi	19031709	S	07/26/2019	RESI	809	Pralle Lane	St. Charles	St. Charles	411	83	\$219,900.3	2 (2 1)	1,536		0.0340	25	BESGR01
0.2 mi	19060222	S	09/11/2019	COND	2051	Bayonne # 35A	St. Charles	St. Charles	403	0	\$160,000.2	2 (2 0)	1,013		0.0180	34	CBG 09
0.1 mi	19028627	S	05/24/2019	COND	2043	Avignon Dr	St. Charles	St. Charles	411	2	\$161,500.2	2 (2 0)	820		0.0340	26	CBG 12
0.2 mi	19087620	S	01/27/2020	COND	2122	Bayonne Dr # 28B	St. Charles	St. Charles	411	4	\$165,500.2	2 (2 0)	1,012		0.0180	35	VILL01
0.1 mi	19080217	S	12/13/2019	COND	2051	Avignon	St. Charles	St. Charles	411	34	\$174,000.2	3 (2 1)	1,341		0.0180	35	VILL01
0.1 mi	20001635	S	02/21/2020	COND	2043	Avignon	St. Charles	St. Charles	411	6	\$184,000.2	2 (2 0)	820		0.0180	35	VILL01
0.0 mi	20003310	S	03/03/2020	COND	2060	Dudair	St. Charles	St. Charles	411	40	\$188,500.2	3 (2 1)	1,592		0.0350	25	BHJL08
0.2 mi	19052434	S	08/29/2019	COND	2108	Bayonne Dr # 30E	St. Charles	St. Charles	411	7	\$189,900.3	3 (3 0)	1,013		0.0480	28	WCLK01
0.1 mi	19060131	S	08/23/2019	COND	2051	Beau # 25A	St. Charles	St. Charles	411	2	\$197,000.2	2 (2 0)	1,586		0.0420	25	VILL01
0.2 mi	19063027	S	09/27/2019	COND	2113	Bayonne	St. Charles	St. Charles	411	37	\$206,000.3	3 (3 0)	1,332		0.0440	29	HMR01
0.1 mi	19087597	S	01/23/2020	COND	2061	Beau Ct	St. Charles	St. Charles	411	35	\$215,000.3	3 (3 0)	1,551				

Search Criteria

Transaction Type is one of 'Sale', 'Auction'
Status is one of 'Active', 'Coming Soon', 'Active Under Contract', 'Hold', 'Pending'
Status is one of 'Closed', 'Expired', 'Withdrawn', 'Cancelled'
Search Contractual Date is 5/5/2020 to 5/6/2019
Latitude, Longitude is within 0.25 mi of 20024862
State Or Province is 'Missouri'
Price is 150000 to 250000
Selected 21 of 21 results.

Listings as of 05/05/2020 at 7:17 AM

CMA 1 Line (Landscape)

Property Type: Residential

Transaction Type is one of 'Sale', 'Auction', 'Coming Soon', 'Active Under Contract', 'Hold', 'Pending', 'Status is one of 'Closed', 'Expired', 'Withdrawn', 'Cancelled' Search
Contractual Date is 5/5/2020 to 5/6/2019 Latitude, Longitude is within 0.25 mi of 20024862 State Or Province is Missouri Price is 150000 to 250000

Residential

Active Properties

Listing #	Address	Area	Community	Bd Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price	SP%LP
20024862	2070 Duclair Pkwy	Francis Howell N	Chateau Country C 2	4 (3 1)	1,342	1,625	0.026	35	04/21/20	\$128.54	14	\$175,000	\$172,500	

Active Totals

Listing Count :	1	Averages:	1,342	1,625	0.026	High	\$128.54	14	\$175,000	\$172,500	Median	\$172,500	
		Price :					\$172,500	Low	\$172,500				

Closed Properties

Listing #	Address	Area	Community	Bd Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price	Sold Price	SP%LT
19049674	150 Kunze Dr	Francis Howell N	Whispering Ridge	3 2 (2 0)	1,000	1,500	0.100	30	08/23/19	\$171.50	49	\$175,000	\$175,000	\$171,500	98.00
19070914	171 Kunze Dr	Francis Howell N	Whispering Ridge	3 2 (2 0)	944	1,511	0.100	31	10/28/19	\$190.68	32	\$175,000	\$175,000	\$180,000	102.86
19076107	1225 Harvest Ridge Dr	Francis Howell N	Woodlands Ph1	3 3 (2 1)	1,692	0.160	26	11/15/19	\$108.63	0	\$184,900	\$184,900	\$183,800	99.41	
19034231	1297 Harvest Ridge Dr	Francis Howell N	Woodlands	3 2 (2 0)	1,308	1,308	0.170	25	07/26/19	\$156.73	74	\$215,000	\$205,000	\$205,000	95.35
20018904	210 Kunze Dr	Francis Howell N	Whispering Ridge	3 2 (2 0)	1,024	1,650	0.180	32	04/28/20	\$205.08	35	\$200,000	\$200,000	\$210,000	105.00
19064113	809 Pralle Lane	Francis Howell N	Indian Meadows St.3	3 (2 1)	1,536	1,791	1.090	68	11/01/19	\$145.18	89	\$232,000	\$232,000	\$223,000	96.12
19082559	4 Red Cedar Ct	Francis Howell N	Woodlands Ph2	2 3 (2 1)	1,174	1,700	0.180	25	12/10/19	\$195.91	2	\$219,900	\$219,900	\$230,000	104.59
19077700	1284 Harvest Ridge Dr	Francis Howell N	Woodlands Ph2	1 4 3 (3 0)	1,371	1,888	0.160	25	11/20/19	\$171.77	3	\$227,000	\$227,000	\$235,500	103.74

Closed Totals

Listing Count :	8	Averages:	1,256	1,621	0.268	High	\$168.18	36	\$203,600	\$202,350	Median	\$204,850	100.63
		Price :					\$235,500	Low	\$171,500			\$207,500	

Cancelled Properties

Listing #	Address	Area	Community	Bd Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19085984	2051 Beau Ct	Francis Howell N	Chateau Country C 2	2 (2 0)	1,586	1,586	0.034	25	12/21/19	\$125.79	25	\$199,500	\$199,500
19031709	809 Pralle Lane	Francis Howell N	Heatherbrook #1	3 3 (2 1)	1,536	2,436	1.090	68	08/21/19	\$143.16	83	\$219,900	\$219,900

Cancelled Totals

Listing Count :	2	Averages:	1,561	2,011	1.090	High	\$134.48	54	\$209,700	\$209,700	Median	\$209,700
		Price :					\$219,900	Low	\$199,500			\$209,700

Condo/Coop/Villa

Closed Properties

Listing #	Address	Area	Community	Bd Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price	Sold Price	SP%LP
19060222	2051 Bayonne #35A	St. Charles	Chateau Country C 2	2 (2 0)	1,013	1,013	0.034	25	09/11/19	\$157.95	0	\$160,000	\$160,000	\$160,000	100.00
19028667	2043 Avignon Dr	Francis Howell N	Chateau Country C 2	2 (2 0)	820	1,194	0.018	34	05/24/19	\$196.95	2	\$159,900	\$159,900	\$161,500	101.00

Presented By: Mike Nettemeyer Phone: 636-614-5132

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Listings as of 05/05/2020 at 7:17 AM

CMA 1 Line (Landscape)

Property Type: Condo/Coop/Villa

Condo/Coop/Villa

Closed Properties

Listing #	Address	Area	Community	Bd Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price	Sold Price	SP%LP
19087620	2122 Bayonne Dr #28B	Francis Howell N	Chateau Country C 2	2 (2 0)	1,012	1,341	0.034	26	01/27/20	\$163.54	4	\$167,500	\$167,500	\$165,500	98.81
19080217	2051 Avignon	Francis Howell N	Chateau Country C 2	3 (2 1)	1,341	1,341	0.034	34	12/13/19	\$129.75	34	\$169,900	\$174,000	\$174,000	102.41
20001635	2043 Avignon	Francis Howell N	Chateau Country C 2	2 (2 0)	820	1,194	0.018	35	02/21/20	\$224.39	6	\$174,000	\$174,000	\$184,000	105.75
20003310	2060 Duclair	Francis Howell N	Chateau Country C 2	3 (2 1)	1,592	2,392	0.036	36	03/03/20	\$118.40	40	\$199,500	\$189,500	\$188,500	94.49
19052434	2108 Bayonne Dr #30E	Francis Howell N	Chateau Country C 3	3 (3 0)	1,013	1,713	0.035	25	08/29/19	\$187.46	7	\$189,900	\$189,900	\$189,900	100.00
19060131	2051 Beau #25A	Francis Howell N	Chateau Country C 2	2 (2 0)	1,586	1,586	0.048	28	08/23/19	\$124.21	2	\$194,900	\$194,900	\$197,000	101.08
19063027	2113 Bayonne	Francis Howell N	Chateau Country C 3	3 (3 0)	1,332	2,500	0.042	25	09/27/19	\$154.65	37	\$204,900	\$204,900	\$206,000	100.54
19087597	2061 Beau Ct	Francis Howell N	Chateau Country C 3	3 (3 0)	1,551	2,043	0.044	29	01/23/20	\$138.62	35	\$215,000	\$215,000	\$215,000	100.00

Closed Totals

Listing Count :	10	Averages:	1,208	1,664	0.034	\$159.59	17	\$183,550	\$182,960	\$184,140	100.41
		Price :			High	\$215,000	Low	\$160,000	Median	\$186,250	

Grand Totals

Count :	21	Averages:	\$/SqFt: \$159.00	CDOM: 27	OP: \$193,271	LP: \$192,395	SP: \$193,344
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Presented By: Mike Nettemeyer Phone: 636-614-5132
Featured properties may not be listed by the office/agent presenting the brochure.
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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 Enrolls	Prev 14 Day Views	Agent Published	Agent Rejected	Agent Views
20024862	RESI	ACT	04/21/20	2070 Dudair Pkwy	St Charles	411	14	\$172,500	655	375	6	7	731	175	34	48	595

Cross Property Condensed

2070 Duclair Pkwy, St Charles 63303-5959



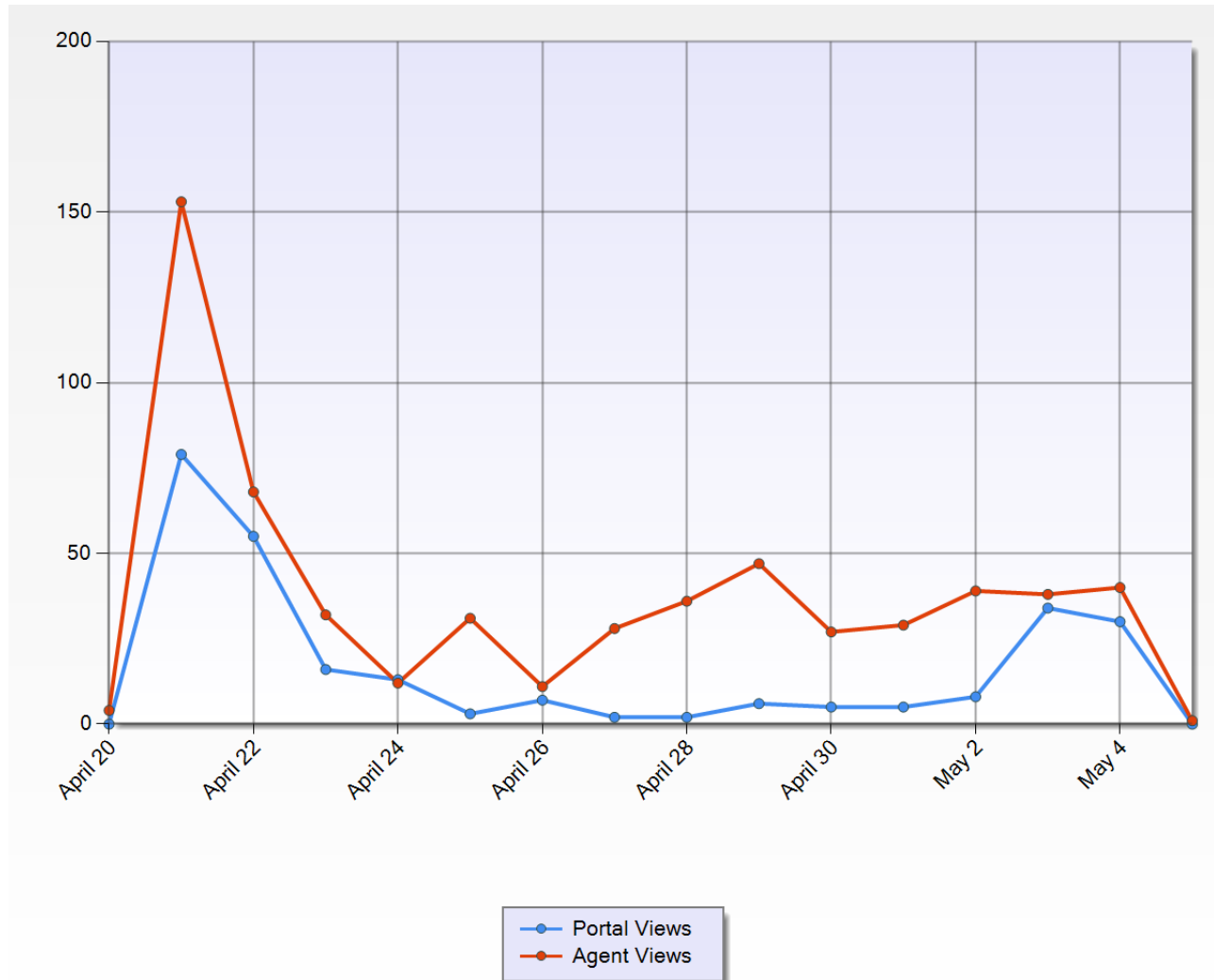
MLS #: [20024862](#) Status: **A** Stat Dt: **04/21/20** List Pr: **\$172,500**
Area: **411** Bd: **2** Sq Ft: **1,342** Sell Pr:
Muni/Twp: **St. Charles** Pr/SqFt: **\$128.54** CDOM: **14**
GA/CR: **2/0** Bth: **4 (3 1)** **\$260** Age: **35**
Style/Desc: **1.5 Story/Villa** Acre: **.026**
SubD: **Chateau Country Club Ph1 Stg4**
Schl District: **Francis Howell R-III**
Recent: **05/03/2020 : Price Change : \$175,000->\$172,500**

Search Criteria

Status is one of 'Active', 'Active Under Contract', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'
Listing Agent ID is 'MBNETTEM'
Listing Co-Agent MLS ID is 'MBNETTEM'
Selected 1 of 20 results.

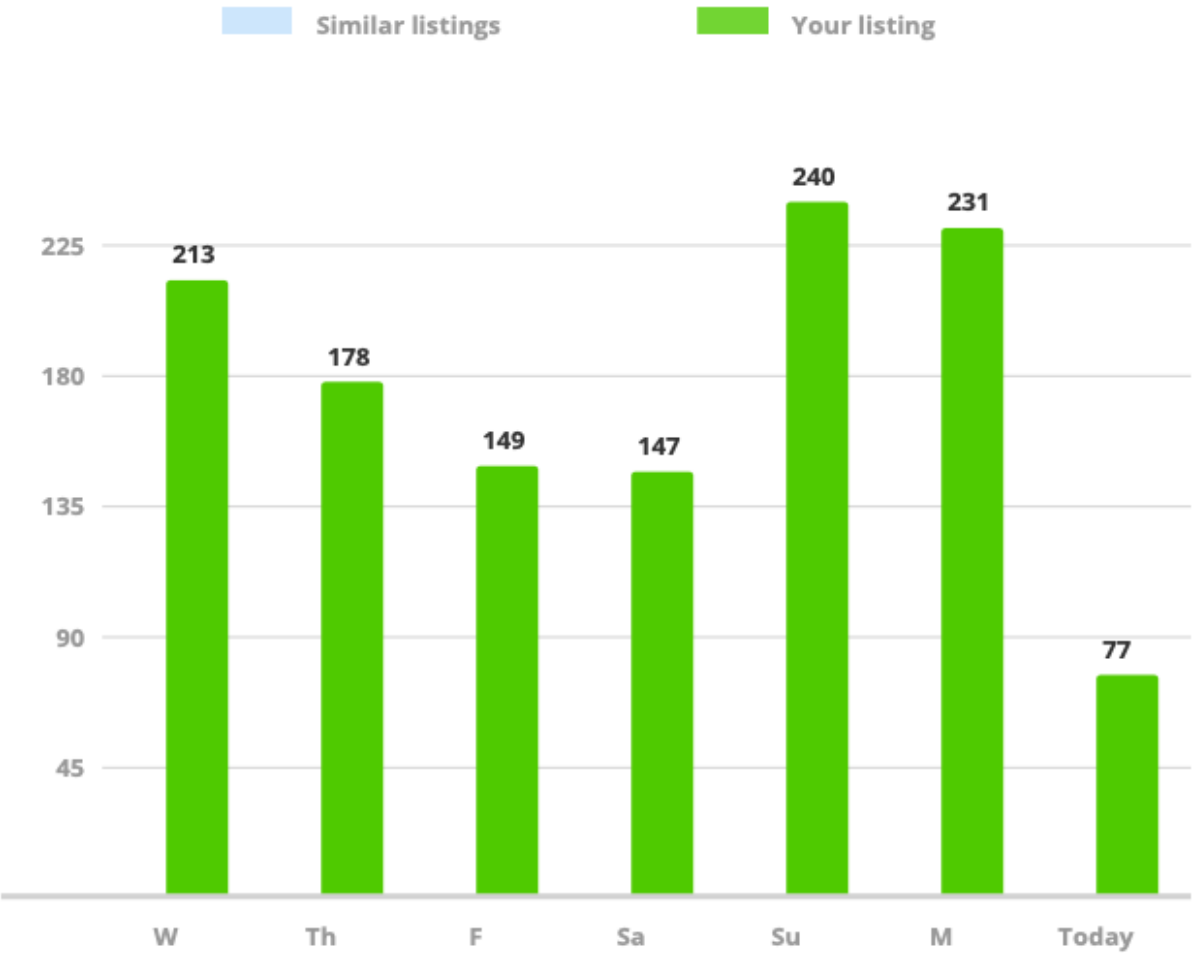


Historical Views for 2070 Duclair Pkwy



Time on Zillow **13 days** | Views **3,411** | Saves **121**

This Week Last 30 Days



MARIS



Mike B Nettemeyer Sr
Keller Williams Realty Chesterfield
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Listing Activity Report

2070 Duclair Parkway, St Charles, MO 63303

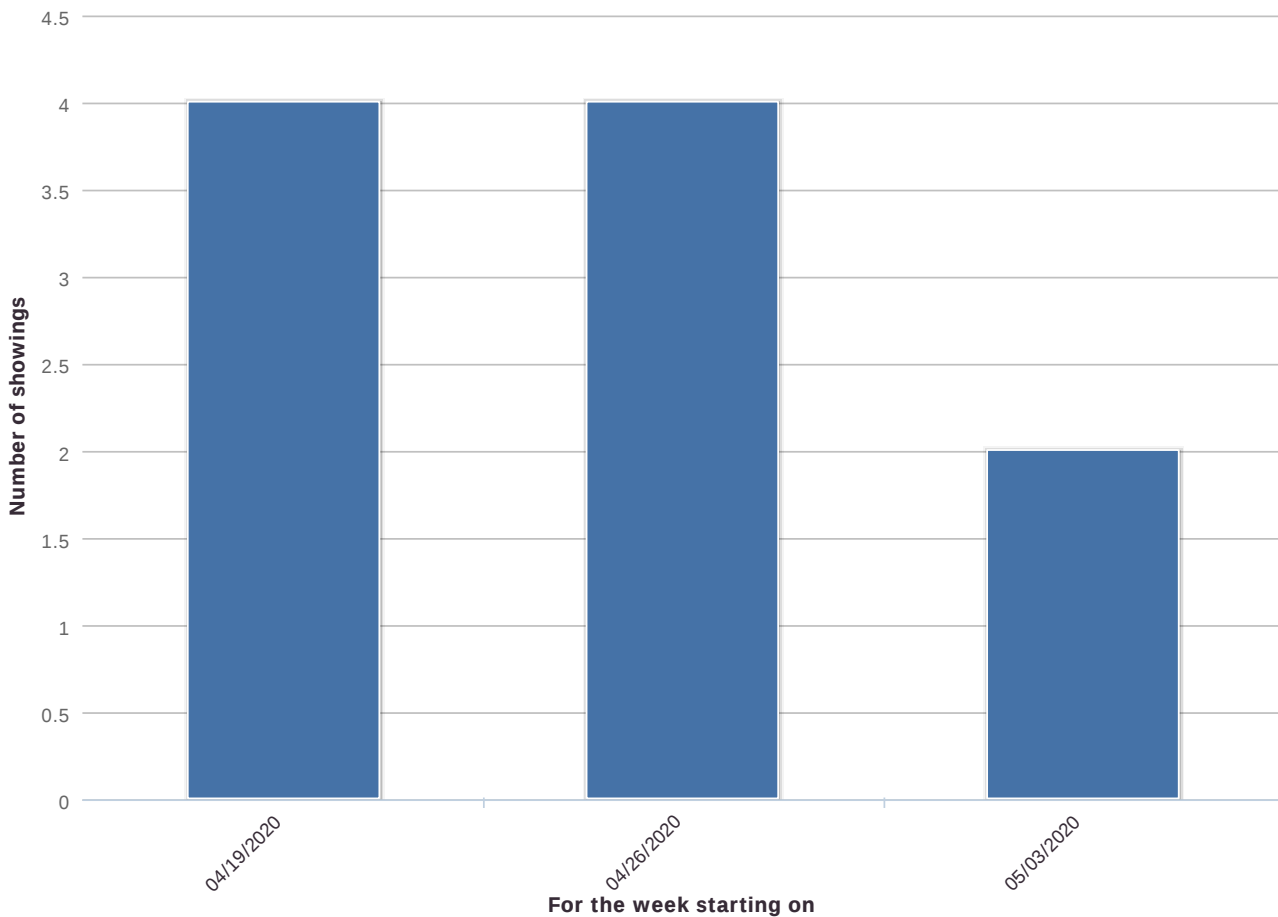
Snapshot for Apr 21, 2020 - May 05, 2020



Listing ID: 20024862
Address: 2070 Duclair Parkway, St Charles, MO 63303
Price: \$172,500
Status: ACTIVE

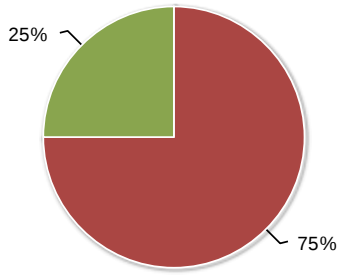
Total number of appointments: 10
Appointments in the last 30 days: 10
Appointments in the last 7 days: 5
Total number of agent previews: 0
Total number of agent inquiries: 22

Appointments Per Week



Feedback at a Glance

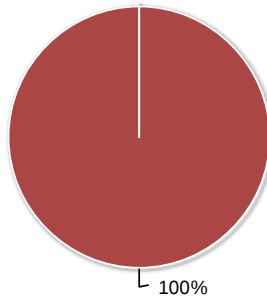
Is your client interested in writing an offer on this listing?



■ Very (0)
■ Maybe (3)
■ Not interested (1)

* 4 responses

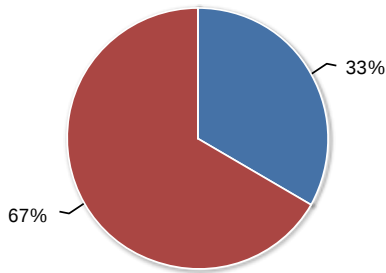
Please rate your overall experience at this showing.



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

* 3 responses

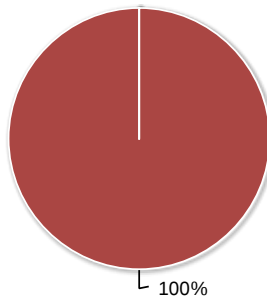
Your (and your client's) opinion of the price:



■ 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)

* 4 responses

Feedback Responses

Activity Details	Received
Showing 04/29/2020 10:00 AM - 11:00 AM	04/29/2020 03:30 PM
Is your client interested in writing an offer on 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 4 Good condo, client has some interest but is new to his search. Hopefully we will circle back quickly. Thanks for letting us tour.
Showing 04/28/2020 2:15 PM - 3:00 PM	04/29/2020 11:57 AM

Activity Details	Received
Is your client interested in writing an offer on 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 Too high 4 Liked the floorplan and all of the wood. Nice location as well. Didn't care for the carpet in the bathrooms, basement seemed musty and garden window needs replacement. More work than what buyers want to do.
Showing 04/23/2020 6:00 PM - 7:00 PM	04/23/2020 08:13 PM
Is your client interested in writing an offer on this listing? Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:	Maybe 4 My buyer wanted to know does assessment cover painting building and roof replacement or is there special assessment on those items.
Showing 04/22/2020 1:00 PM - 1:45 PM	04/22/2020 02:40 PM
Is your client interested in writing an offer on 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 She really loves the floorplan and the complex. The home needs a lot of repairs, broken thermal seals, broken & missing light fixtures, issue w/ jacuzzi tub, painting needed throughout, etc. She is still VERY interested, possibly in an "as is" offer. Let me know if you get any other offers in. Thanks so much!

Listing Activity Details		
Activity Type	Activity Date	Comments
 Future Showing	05/05/2020 2:00 PM - 3:00 PM	
 Price Change Notification	05/04/2020 9:53 AM	
 Past Showing	05/03/2020 11:40 AM - 12:10 PM	
 Price Change	05/03/2020 10:05 AM	
 Past Showing	05/02/2020 11:15 AM - 11:30 AM	
 Past Showing	04/29/2020 10:00 AM - 11:00 AM	
 Past Showing	04/28/2020 2:15 PM - 3:00 PM	
 Past Showing	04/26/2020 1:00 PM - 2:00 PM	
 Past Showing	04/23/2020 6:00 PM - 7:00 PM	
 Past Showing	04/22/2020 1:00 PM - 1:45 PM	
 Past Showing	04/22/2020 11:00 AM - 12:00 PM	
 Past Showing	04/22/2020 10:00 AM - 10:30 AM	
 Declined Showing	04/22/2020 10:00 AM - 11:00 AM	

Activity Type	Activity Date	Comments
 Canceled Showing	04/22/2020 9:30 AM - 10:00 AM	
 Status Change	04/21/2020 2:40 PM	
?  Past Agent Inquiry	04/21/2020 2:29 PM	
?  Past Agent Inquiry	04/21/2020 2:28 PM	
?  Past Agent Inquiry	04/21/2020 2:28 PM	
?  Past Agent Inquiry	04/21/2020 2:19 PM	
?  Past Agent Inquiry	04/21/2020 2:18 PM	
?  Past Agent Inquiry	04/21/2020 2:17 PM	
?  Past Agent Inquiry	04/21/2020 2:17 PM	
?  Past Agent Inquiry	04/21/2020 2:17 PM	
?  Past Agent Inquiry	04/21/2020 2:13 PM	
?  Past Agent Inquiry	04/21/2020 2:13 PM	
?  Past Agent Inquiry	04/21/2020 2:11 PM	
?  Past Agent Inquiry	04/21/2020 2:10 PM	
?  Past Agent Inquiry	04/21/2020 2:09 PM	
?  Past Agent Inquiry	04/21/2020 2:09 PM	
?  Past Agent Inquiry	04/21/2020 2:08 PM	
?  Past Agent Inquiry	04/21/2020 2:07 PM	
?  Past Agent Inquiry	04/21/2020 2:04 PM	
?  Past Agent Inquiry	04/21/2020 2:03 PM	
?  Past Agent Inquiry	04/21/2020 2:01 PM	
?  Past Agent Inquiry	04/21/2020 1:56 PM	
?  Past Agent Inquiry	04/21/2020 1:56 PM	
?  Past Agent Inquiry	04/21/2020 1:56 PM	
 New Listing	04/21/2020	