

Single Line Custom

MLS #	St	Stat	Date	P Type	Address	Price	Style	Sq Ft	\$/SF	Bd	Bth	Lsz	GRG	R Tax	Age	CDO M	Area Subdivision	Elementary School	Muni/Twp	Basement	Off ID
17078759	C	S	02/20/2018	RESI	1215 Polo Lake Dr	\$549,900	1.5 Story	4,600	119.54	5	5 (4 1)	0.4100	3	8599	20	228	348 Polo Lake	Ridge Meadows Elem.	Ellisville	Fireplace in LL, Full, 9 ft + pour, Partially Finished, Rec/Family Area, Sleeping Area	PHPA01
18004931	S		05/07/2018	RESI	487 Chukker Valley Rd	\$600,000	1.5 Story	4,602	130.38	6	5 (4 1)	0.4500	3	9414	18	356	348 Polo Lake	Ridge Meadows Elem.	Ellisville	Bathroom in LL, Full, 9 ft + pour, Poured Concrete, Rec/Family Area, Sleeping Area, Sump Pit/Pump, Walk-Out	BHAL05
17068466	X		12/16/2017	RESI	1215 Polo Lake	\$614,900	1.5 Story	4,600	133.67	5	5 (4 1)	0.4100	3	8599	20	38	348 Polo Lake	Ridge Meadows Elem.	Ellisville	Bathroom in LL, Fireplace in LL, 9 ft + pour, Partially Finished, Poured Concrete, Rec/Family Area, Sleeping Area, Walk-Out	STRA01
17018459	X		01/25/2018	RESI	487 Chukker Valley	\$637,500	1.5 Story			6	5 (4 1)	0.4500	3	10441	18	308	348 Polo Lake	Ridge Meadows Elem.	Ellisville	Bathroom in LL, Full, Rec/Family Area, Sleeping Area, Walk-Out	MCAR01
17018019	C		07/29/2017	RESI	1274 Polo Lake Dr	\$614,900	1.5 Story	3,584	171.57	5	5 (4 1)	0.3900	3	8415	19	63	348 Polo Lake	Ridge Meadows Elem.	Ellisville	Bathroom in LL, Partially Finished, Rec/Family Area, Sleeping Area, Sump Pit/Pump, Walk-Out	KWSW01

Search Criteria

Transaction Type is one of 'Sale', 'Auction'
 Status is one of 'Active', 'Coming Soon', 'Contingent w/Kickout', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Pending'
 Status is one of 'Sold', 'Expired', 'Withdrawn', 'Cancelled'
 Search Contractual Date is 5/20/2018 to 5/20/2017
 Property Type is 'Residential'
 Style is '1.5 Story'
 State Or Province is 'Missouri'
 Subdivision Name is like 'polo lake*'
 Selected 5 of 5 results.

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

Bought in 2003 - 555K / On the market for 549,900. Short sale. (tried to get 595K and 614K but expired both times.) -0.18% ea of 5 years.
 Bought in 2010 for 610K / Sold 652.5K in 2017 / 0.85% ea year for 7.9 years
 Bought 2003 for 554.9K Canceled listing at 615K (tried to sell in 2014 for 625) Tried to achieve 0.69% for ea of 14.9 years.

SUBJECT

Bought in 2002 for 595K
 Owned for 15 years...

625 = 0.31%

615 = 0.21

600 = 0.05

585 = -0.11

575 = -0.21%

550 = -0.49

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MLS #	St	Stat Date	P Type	Address	Price Style	Sq Ft	\$/SF	Bd	Bth	Lsz	GRG	R Tax	Age	CDO M	Area Subdivision	Elementary School	Muni/Twp Basement	Off ID
18015914	A	03/07/2018	RESI	1323 Mallet Hill	\$499,900 1 Story	2,596	192.57	4	4 (3 1)	0.4200	3	8075	18	74	348 Polo Lake	Ridge Meadows Elem.	Ellisville Bathroom in LL, Fireplace in LL, 9 ft + pour, Rec/Family Area, Sump Pit/Pump, Walk-Out	CBG 03
18031956	A	05/01/2018	RESI	409 Chukker Valley	\$535,000 1 Story	2,884	185.51	4	4 (3 1)	0.3600	3	6109	17	19	348 Polo Lake	Ridge Meadows Elem.	Ellisville Bathroom in LL, Full, Rec/Family Area, Roughed-In Bath, Sleeping Area, Walk-Out	RMON01
18035517	A	05/06/2018	RESI	1372 Mallet Hill	\$550,000 1 Story	2,632	208.97	4	4 (3 1)	0.4400	3	7530	19	14	348 Polo Lake	Ridge Meadows Elem.	Ellisville 9 ft + pour, Bathroom in LL, Fireplace in LL, Partially Finished, Rec/Family Area, Sleeping Area, Sump Pit/Pump, Walk-Out	CBPR02
18035719	A	05/04/2018	RESI	1254 Polo Lake Dr	\$569,000 1 Story	2,853	199.44	4	4 (3 1)	0.3900	3	8505	18	16	348 Polo Lake	Ridge Meadows Elem.	Ellisville Bathroom in LL, Rec/Family Area, Sleeping Area, Walk-Out	CBG 11
17078759	CS	02/20/2018	RESI	1215 Polo Lake Dr	\$549,900 1.5 Story	4,600	119.54	5	5 (4 1)	0.4100	3	8599	20	228	348 Polo Lake	Ridge Meadows Elem.	Ellisville Fireplace in LL, Full, 9 ft + pour, Partially Finished, Rec/Family Area, Sleeping Area	PHPA01
17011111	S	07/11/2017	RESI	1231 Polo Lake	\$487,500 2 Story			4	4 (3 1)	0.4600	3	7827	17	16	348 Polo Lake	Ellisville Elem.	Ellisville Full, 9 ft + pour, Roughed-In Bath, Sump Pit/Pump, Unfinished, Walk-Out	EXSLO2
17013034	S	06/26/2017	RESI	1271 Polo Lake Dr	\$565,000 2 Story	4,064	139.03	4	4 (3 1)	0.5300	3	8652	18	61	348 Polo Lake	Ridge Meadows Elem.	Ellisville 8 ft + pour, Partially Finished, Roughed-In Bath, Sleeping Area, Unfinished	RDKY03
18004931	S	05/07/2018	RESI	487 Chukker Valley Rd	\$600,000 1.5 Story	4,602	130.38	6	5 (4 1)	0.4500	3	9414	18	356	348 Polo Lake	Ridge Meadows Elem.	Ellisville Bathroom in LL, Full, 9 ft + pour, Poured Concrete, Rec/Family Area, Sleeping Area, Sump Pit/Pump, Walk-Out	BHAL05
17016203	X	12/02/2017	RESI	1323 Mallet Hill	\$519,000 1 Story	2,596	199.92	4	4 (3 1)	0.4200	3	8694	18	268	348 Polo Lake	Ridge Meadows Elem.	Ellisville Fireplace in LL, 9 ft + pour, Rec/Family Area, Sump Pit/Pump, Walk-Out	CBG 03
17068466	X	12/16/2017	RESI	1215 Polo Lake	\$614,900 1.5 Story	4,600	133.67	5	5 (4 1)	0.4100	3	8599	20	38	348 Polo Lake	Ridge Meadows Elem.	Ellisville Bathroom in LL, Fireplace in LL, 9 ft + pour, Partially Finished, Poured Concrete, Rec/Family Area, Sleeping Area, Walk-Out	STRA01
17018459	X	01/25/2018	RESI	487 Chukker Valley	\$637,500 1.5 Story			6	5 (4 1)	0.4500	3	10441	18	308	348 Polo Lake	Ridge Meadows Elem.	Ellisville Bathroom in LL, Full, Rec/Family Area, Sleeping Area, Walk-Out	MCAR01
17018019	C	07/29/2017	RESI	1274 Polo Lake Dr	\$614,900 1.5 Story	3,584	171.57	5	5 (4 1)	0.3900	3	8415	19	63	348 Polo Lake	Ridge Meadows Elem.	Ellisville Bathroom in LL, Partially Finished, Rec/Family Area, Sleeping Area, Sump Pit/Pump, Walk-Out	KWSW01

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 Property Type is 'Residential'
 State Or Province is 'Missouri'
 Subdivision Name is like 'polo lake*'
 Selected 12 of 12 results.

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Transaction Type is one of 'Sale', 'Auction' Status is one of 'Active', 'Coming Soon', 'Contingent w/Kickout', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Pending' Status is one of 'Sold', 'Expired', 'Withdrawn', 'Cancelled' Search Contractual Date is 5/20/2018 to 5/20/2017 Property Type is 'Residential' Style is '1.5 Story' State Or Province is 'Missouri' Subdivision Name is like 'polo lake'

Contingent SS 01/10/2018	Listing #: 17078759	1215 Polo Lake Dr Ellisville 63021-2037	Listing Price \$549,900
	County: St Louis		



Property Type	Residential	Property Subtype	Residential
Area	Marquette	Muni/Twp:	Ellisville
Style	1.5 Story/Other	Subdv/Cmplx	Polo Lake
Beds	+1 5	Approx Square Feet	4600
Baths	+1 5 (4 1)	Price/Sq Ft	\$119.54
Age	20	Lot Sq Ft (approx)	17,860
Tax ID	23T-12-0452	Lot Acres (approx)	0.410 ac
Occupant Name		CDOM	228
Owner Name		Phone to Show	

Remarks Beautiful 5 bedroom 4.5 bath 1.5 story Atrium located in the desired Polo Lake Neighborhood. Over 4600 sqft of living space. Features of this home include a large eat in kitchen with new appliances, a center island with gas cooktop and a butler's pantry. Enjoy a large separate dining room for formal entertaining. You will appreciate the large main floor office with fireplace. The main floor master bedroom has upgraded flooring, a whirlpool tub & his and her sinks. Enjoy a nice morning cup of coffee off your own private master bedroom deck. The 2nd floor features 3 bedrooms: a bedroom suite and a Jack N

Agent Only Rmrks This home is being sold AS-IS, offers to be on a special sale contract. Please attach Short Sale Rider to the Contract, Form #2176. Please schedule showings online. In Special agreements: "Buyer agrees to pay \$5,800 to the 3rd party short sale negotiator at closing which is separate from and in addition to the sale price. Price has not been accepted by lender yet.

Commission Sub Agency:1.0 Buyer Agency:2.7 Transaction Broker:1.0 Variable Rate No Comments
 Listing Agent Kyle Fernandez (ID: kfernand) Additional: 314-323-7999
 Listing Office PalmerHouse Properties & Assoc (ID: PHPA01) Phone: 314-323-7999 Fax: 866-695-6891
 CoListing Agent Brian Preston (ID: BPRESTON) Home: 314-369-4743 Office: 636-795-9166
 CoListing Office PalmerHouse Properties & Assoc (ID: PHPA01) Phone: 314-380-0581



Home is being is Short Sale
 Still looks to be in great condition
 Home expired in October for 614K



Presented By: Bryan Kelsey Phone: 636-439-0026

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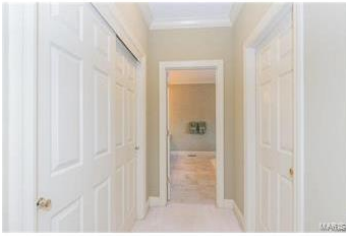


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Sold	05/04/2018	Listing #: 18004931	487 Chukker Valley Rd Ellisville 63021-2043	Listing Price \$624,900
		County: St Louis		



Property Type	Residential	Property Subtype	Residential
Area	Marquette	Muni/Twp:	Ellisville
Style	1.5 Story/Other	Subdv/Cmplx	Polo Lake
Beds	+2 6	Approx Square Feet	4602
Baths	+1 5 (4 1)	Price/Sq Ft	\$130.38
Age	18	Lot Sq Ft (approx)	19,602
Tax ID	23T-12-0351	Lot Acres (approx)	0.450 ac
Occupant Name		CDOM	356
Owner Name		Phone to Show	

Directions **Clarkson to Kiefer Creek to R on Polo Lake, L on Mallet Hill, R on Chukker Valley.**

Remarks **Check out this beautiful 1.5 story. Grand entry foyer looking through to soaring two story great room with wall of New windows. Kitchen with 42" maple cabinets, stainless appliances (refrig is new), lg walk in pantry, tons of granite tops and breakfast bar that overlooks breakfast Hearth rm with fp. More windows all cross the back of Hearth room too! Separate LR & DR and main floor master bedroom suite with double deep coffer ceiling, Custom walk in closet like no other, have see this, and huge luxury master bath with double sinks, separate tub & over sized shower, granite & stone finishes. Upstairs 3 beds**

Agent Only Rmrks **Please click on showing icon to schedule a showing.**

Commission	Sub Agency:2.7 Buyer Agency:2.7 Transaction Broker:2.7	Variable Rate	No	Comments
Listing Agent	Cindy Baker (ID: SLUBAKER) Additional: 314-504-0933 Additional: 636-530-4044			
Listing Office	Berkshire Hathaway Alliance (ID: BHAL05) 636- Fax: 636-537-2405			
CoListing Agent	Gene L Baker (ID: EUBAKER) Additional: 314-858-0123 Office: 636-537-0300			
CoListing Office	Berkshire Hathaway Alliance (ID: BHAL05) Phone: 636-537-0300			
Pending Date	03/14/2018	Estimated Selling Date		
Selling Price	\$600,000	Selling Date	05/04/2018	
Selling Agent	Kathleen Mantych (ID: SKMANTY)	Selling Office	Wm. French Buyers Real Estate (ID: FRCH)	
Sell CoAgent		Selling Co-Office		
Financing	Conventional	Selling Comments		
Original Price	\$637,500	SP%/LP	94.12%	



Three car side and front entry garage with an additional large area for workshop or storage



Stately entry door with covered porch



Built in shelving in Great room

Home was on the market for a year. Started at 637K and Sold at 600K

Home has 2 more bedrooms than subject.



Two story Great room with wall of windows which have been recently replaced.



Maple kitchen with stainless appliances, brand new refrigerator, granite counters, tile floors, maple cabinets with crown



Kitchen looking into the breakfast room and hearth room. Door walks out on to the composite deck overlooking fenced yard.

This home also spent about 1 year on the market.

Started at 710K in 2017 reduced to 624K and sold at 600K

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Door on the right is main floor laundry. Door on the left is a large walk in pantry

Balcony overlooking Great room. Entry and dining room looking from the wall of windows in the Great room.



Lower level family room



Bar area with (including all kitchen appliances) looking into family room which has a walk out to the yard. On left is media room, curtains on the door and you are in total darkness. There is a hidden storage area on the back far right of this room. Check it out.



Luxury Master Bath



Master Bath, second view



Main floor laundry..... second full laundry in lower level



Lower level bar/kitchen area. Can you say high end?



Lower level Laundry room



Master closet to die for! Looking from fireplace in hearth room to breakfast & kitchen then Great room. Great for entertaining!



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Zoned HVAC



Composite deck



Cancelled	07/29/2017	Listing #: 17018019	1274 Polo Lake Dr Ellisville 63021-2036	Listing Price \$614,900
		County: St Louis		



Property Type	Residential	Property Subtype	Residential
Area	Marquette	Muni/Twp:	Ellisville
Style	1.5 Story/Atrium	Subdv/Cmplx	Polo Lake
Beds	5	Approx Square Feet	3584 Owner
Baths	5 (4 1)	Price/Sq Ft	\$171.57
Age	19	Lot Sq Ft (approx)	16,988 County Records
Tax ID	23T-14-0573	Lot Acres (approx)	0.390 ac
Occupant Name	COULD BE YOU	CDOM	63
Owner Name		Phone to Show	

Directions **Kiefer Creek south of Manchester to Right on Polo Lake to Left on Mallet Hill to Right on POLO LAKE DRIVE**

Remarks **Back on market due to no fault of seller! This beautiful 1.5 story atrium ranch with amazing views of Ellisville and the surrounding area. Situated in the Rockwood School District this 5 bed, 4.5 bath home is filled with upgrades throughout and includes a gourmet kitchen, large den with 12 ft ceilings, finished walk out lower level, and a huge deck that overlooks the in-ground pool & fenced in level backyard. With its generous room sizes and sprawling floor plan this home boasts an amazing 3500+ sq ft. and that is just on the main level, and another 1600 sq ft. below. Come by and check out what makes**

Agent Only Rmrks **Clients are requesting pre-approval prior to all showings. Please submit pre-approval letter to jarchambault@kw.com**

Commission	Sub Agency:0 Buyer Agency:2.7 Transaction Broker:1	Variable Rate	No	Comments
Listing Agent	Chris J Berra (ID: CHRBERRA) Additional: 314-537-0216 Office: 314-222-0065			
Listing Office	Worth Clark Realty (ID: WCLK01) 314- Fax: 314-222-0054			
CoListing Agent	Joe A Archambault (ID: JOARCHAM) Additional: 314-471-4140 Additional: 800-991-6092			
CoListing Office	Keller Williams Southwest (ID: KWSW01) Phone: 314-966-4700			

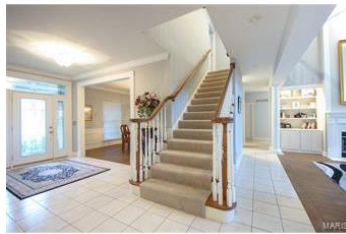
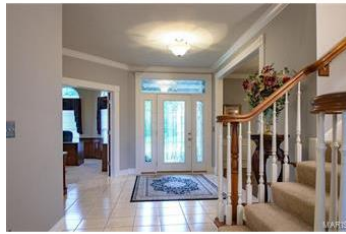


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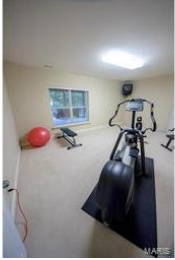


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