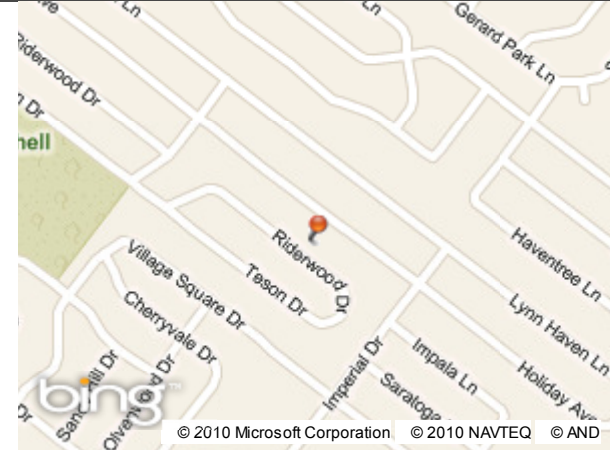


## Client Detail Report

**Property Type** Residential **Transaction Type** Sale **Status** Sold (7/9/2009 or after) **Bedrooms** 3.00 or more **Radius Address** 549 Holiday Ave, Hazelwood, MO 63042 **Radius** 0.50 Miles  
 Listings as of 07/09/10 at 4:13am

|  |  |   |   |
|--|--|---|---|
| <b>Sold 08/28/09</b><br>Continue to show | <b>Listing # 90027984</b><br><b>County: St Louis</b> | <b>622 Holiday Ave Hazelwood, MO 63042-3302</b> | <b>Listing Price: \$94,500</b><br><b>Map: R07, 08</b> |
|--|--|---|---|



**Prop Type** Residential  
**Area** Hazelwood West  
**Style** Ranch  
**Beds** 3  
**Baths** 1  
**Age** 52  
**Tax ID** 08L-31-0337  
**CDOM** 73

**Prop Subtype(s)** Residential  
**Subdivision/** Lynn Haven  
**Sq Ft (approx)** 912 County Records  
**Price/Sq Ft** \$97.59  
**Lot Sq Ft (approx)** 7579 ((County Records))  
**Lot Acres (approx)** 0.174

**Directions** From the I-70, take I-270N to northbound N. Lindbergh (Exit 25B). Exit R on the Taylor Rd/Lynn Haven ramp toward Dunn Rd. to L on Lynn Haven, to L on Imperial to R on Holiday to home at 622 on left.

**Marketing Remark** OPEN HOUSE SUNDAY, JULY 19TH FROM 1-3PM. If you're looking for a traditional ranch home at a great price that's loaded with value; this is it! This home offers a popular floor plan, a spacious living and dining area, hardwood floors throughout, TONS of updates, mature trees, a huge concrete patio and a beautiful, shaded backyard that's a perfect backdrop for outdoor entertaining and get-togethers. Updates to this home's major systems include: roof (2001); enclosed soffits and fascia (2008); back door, interior doors, garage door and opener (2008); insulated windows throughout (2007); dishwasher and microwave (2008); range/oven (2005); HVAC (2003); and bath (2001).

**Selling Price \$89,000**  
**Original Price 99,500**

**Selling Date** 08/28/09  
**SP % LP** 89.45

**Pending Date** 08/10/09

**Dual Agency** Yes  
**Total Living Area** 0.00  
**General Information**  
**Lot Number** 87  
**Elementary School** Hazelwood West  
**Sr. High School** Hazelwood West  
**Year** 8  
**Rooms & Baths**  
**# of Rooms** 5

**Lic. Asst'g Seller** Designated Agent  
**Section/Township Rng** Lynn Haven Plat 2  
**Jr. High School** Hazelwood West  
**Taxes Paid** \$1744  
**Assoc Fee Paid** None

|                                     |  |                             |   |
|-------------------------------------|--|-----------------------------|---|
| <b>Description</b>                  |  | <b>Construction</b>         | Brick Veneer Decrv                              |
| <b>Architecture</b>                 | Traditional  | <b>Parking Description</b>  | Attached Garage, Garage Door Opener, Off Street |
| <b># Garage Spaces</b>              | #1   | <b>Fireplace Type</b>       | None  |
| <b>Basement Description</b>         | Full, Poured Concrete                              | <b>Lot Dimensions</b>       | 0x0   |
| <b>Fireplace Location</b>           | None   |                             |   |
| <b>Lot Description</b>              | Fencing, Level Lot, Wooded                         |                             |   |
| <b>Room Dimensions</b>              |  | <b>Living Room Floor Cv</b> | Wood  |
| <b>Living Room</b>                  | 19x11 Level: M                                     | <b>Master Bedroom</b>       | 12x9 Level: M                                   |
| <b>Kitchen</b>                      | 10x11 Level: M                                     | <b>2nd Bedroom</b>          | 11x8 Level: M                                   |
| <b>Master Bdrm Floor Cv</b>         | Wood   | <b>3rd Bedroom</b>          | 9x9 Level: M                                    |
| <b>2nd Bedroom Floor Cv</b>         | Carpeting  |                             |   |
| <b>3rd Bedroom Floor Cv</b>         | Wood   |                             |   |
| <b>Additional Information</b>       |  | <b>Dining</b>               | Dining/Living Rm Cmb                            |
| <b>Bedroom Description</b>          | Main Floor Master                                  | <b>Windows &amp; Doors</b>  | Some Insulated Wndws, Some Storm Doors          |
| <b>Interior Decor</b>               | Center Hall Plan, Some Carpeting, Some Wood Floors | <b>Appliances</b>           | Microwave, Range/Oven-Gas                       |
| <b>Special Areas</b>                | Living Room  | <b>Conditions</b>           | Unknown   |
| <b>Disclosures</b>                  | Sellers Discl. Avail                               | <b>Ownership</b>            | Privately owned                                 |
| <b>Miscellaneous</b>                | Patio  | <b>Sewer</b>                | Public  |
| <b>Cooling</b>                      | Central-Electric                                   | <b>Water Softener</b>       | None  |
| <b>Heating</b>                      | Forced Air   | <b>Water</b>                | Public  |
| <b>Cable Available</b>              | Yes  | <b>Water Heat</b>           | Gas   |
| <b>Heat Source</b>                  | Gas  |                             |   |
| <b>Financial / Misc Information</b> |  | <b>Possession</b>           | At Closing                                      |
| <b>Selling Terms</b>                | Cash, Conventional                                 |                             |   |

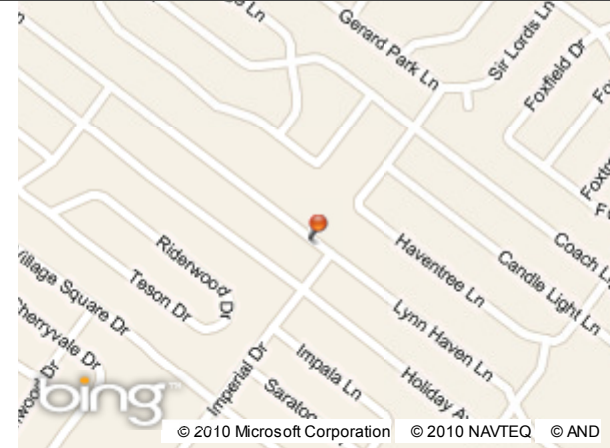
Equal Opportunity Housing \* All information deemed reliable, but not guaranteed.  
 All information herein has not been verified and is not guaranteed.  
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## Client Detail Report

**Property Type** Residential **Transaction Type** Sale **Status** Sold (7/9/2009 or after) **Bedrooms** 3.00 or more **Radius Address** 549 Holiday Ave, Hazelwood, MO 63042 **Radius** 0.50 Miles  
 Listings as of 07/09/10 at 4:13am

|                      |  |  |   |
|----------------------|--|--|---|
| <b>Sold 07/20/09</b> | <b>Listing # 90017568</b><br><b>County: St Louis</b> | <b>605 Lynn Haven Ln St Louis, MO 63042-3410</b><br><b>Cross St: Lindbergh</b> | <b>Listing Price: \$99,500</b><br><b>Map: Q08, 08</b> |
|----------------------|--|--|---|



**Prop Type** Residential  
**Area** Hazelwood West  
**Style** Ranch  
**Beds** 3  
**Baths** 1.50  
**Age** 52  
**Tax ID** 08L-32-0358  
**CDOM** 88

**Prop Subtype(s)** Residential  
**Subdivision/** Hazelwood  
  
**Price/Sq Ft** \$  
  
**Lot Acres (approx)**

**Directions** Highway 170 North to 270 West to Lindbergh North. Exit immediately onto Lynn Haven. Or Highway 270 North to North on McDonald Blvd to East on Lynn Haven.  
**Marketing Remark** Charming, well cared for 3 bedroom, 1.5 bath home with hardwood floors throughout. Updated main floor bath, eat-in kitchen that walks out onto private patio and fenced yard. All new vinyl tilt windows, new heat and A/C in 2007 and new roof in 2002 and attached 1 car garage. Spacious finished Family/Rec room in lower level with bar and fireplace and newly finished bath.

|  |  |                              |
|--|--|------------------------------|
| <b>Selling Price \$93,500</b><br><b>Original Price 104,900</b> | <b>Selling Date 07/20/09</b><br><b>SP % LP 89.13</b> | <b>Pending Date 06/30/09</b> |
|--|--|------------------------------|

|                            |                |                            |                                   |
|----------------------------|----------------|----------------------------|-----------------------------------|
| <b>Dual Agency</b>         | Yes            | <b>Lic. Asst'g Seller</b>  | Designated Agent                  |
| <b>Total Living Area</b>   | 0.00           |                            |                                   |
| <b>General Information</b> |                |                            |                                   |
| <b>Elementary School</b>   | Hazelwood West | <b>Jr. High School</b>     | Hazelwood West                    |
| <b>Sr. High School</b>     | Hazelwood West | <b>Taxes Paid</b>          | \$1731                            |
| <b>Year</b>                | 8              | <b>Assoc Fee Paid</b>      | None                              |
| <b>Rooms &amp; Baths</b>   |                |                            |                                   |
| <b># of Rooms</b>          | 5              |                            |                                   |
| <b>Description</b>         |                |                            |                                   |
| <b>Architecture</b>        | Traditional    | <b>Construction</b>        | Brick Veneer Decrtv, Vinyl Siding |
| <b># Garage Spaces</b>     | #1             | <b>Parking Description</b> | Attached Garage, Off Street       |

|                                     |  |                             |   |
|-------------------------------------|--|-----------------------------|---|
| <b>Basement Description</b>         | Full, Partially Finished, Rec/Family Area                | <b># Fireplaces</b>         | #1  |
| <b>Fireplace Type</b>               | Gas  | <b>Fireplace Location</b>   | Basement  |
| <b>Lot Dimensions</b>               | 63x121   | <b>Lot Description</b>      | Fencing, Level Lot  |
| <b>Room Dimensions</b>              |  |                             |   |
| <b>Living Room</b>                  | 19x11 Level: M   | <b>Living Room Floor Cv</b> | Wood  |
| <b>Living Room Wndw Cv</b>          | Some   | <b>Kitchen</b>              | 11x11 Level: M  |
| <b>Kitchen Floor Cv</b>             | Vinyl  | <b>Kitchen Wndw Cv</b>      | Some  |
| <b>Master Bedroom</b>               | 13x11 Level: M   | <b>Master Bdrm Floor Cv</b> | Wood  |
| <b>Master Bdrm Wndw Cv</b>          | Some   | <b>2nd Bedroom</b>          | 10x10 Level: U  |
| <b>2nd Bedroom Floor Cv</b>         | Wood   | <b>2nd Bedroom Wndw Cv</b>  | Some  |
| <b>3rd Bedroom</b>                  | 11x9 Level: M  | <b>3rd Bedroom Floor Cv</b> | Wood  |
| <b>3rd Bedroom Wndw Cv</b>          | Some   | <b>Recreation Room</b>      | 21x21 Level: L  |
| <b>Rec Room Floor Cv</b>            | Carpeting  | <b>Rec Room Wndw Cv</b>     | None  |
| <b>Additional Information</b>       |  |                             |   |
| <b>Bedroom Description</b>          | Main Floor Master  | <b>Kitchen</b>              | Eat-In Kitchen, Pantry                                      |
| <b>Interior Decor</b>               | Built-In Bookcases                                       | <b>Windows &amp; Doors</b>  | Some Insulated Wndws, Some Tilt-In Windows, 6 Panel Door(s) |
| <b>Special Areas</b>                | Family Room  | <b>Appliances</b>           | Dishwasher, Refrigerator, Range/Oven-Electric, Range Hood   |
| <b>Disclosures</b>                  | Sellers Discl. Avail, Flood Plain No, Occupancy Perm Req | <b>Conditions</b>           | Unknown   |
| <b>Miscellaneous</b>                | Patio, Near Public Trans, Smoke Alarm/Detec              | <b>Ownership</b>            | Privately owned   |
| <b>Cooling</b>                      | Attic Fan, Ceiling Fan, Central-Electric                 | <b>Sewer</b>                | Public  |
| <b>Heating</b>                      | Forced Air   | <b>Water</b>                | Public  |
| <b>Heat Source</b>                  | Gas  | <b>Water Heat</b>           | Gas   |
| <b>Financial / Misc Information</b> |  |                             |   |
| <b>Selling Terms</b>                | Cash, Conventional, FHA                                  | <b>Possession</b>           | At Closing  |

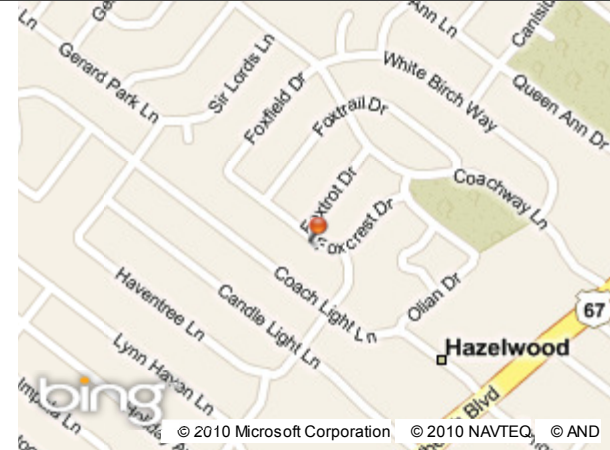
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## Client Detail Report

**Property Type** Residential **Transaction Type** Sale **Status** Sold (7/9/2009 or after) **Bedrooms** 3.00 or more **Radius Address** 549 Holiday Ave, Hazelwood, MO 63042 **Radius** 0.50 Miles  
 Listings as of 07/09/10 at 4:13am

|                      |  |  |   |
|----------------------|--|--|---|
| <b>Sold 02/26/10</b> | <b>Listing # 10001210</b><br><b>County: St Louis</b> | <b>7406 Foxtrot Dr Hazelwood, MO 63042-1437</b><br><b>Cross St: Coachway</b> | <b>Listing Price: \$97,900</b><br><b>Map: Q07, 08</b> |
|----------------------|--|--|---|



**Prop Type** Residential  
**Area** Hazelwood West  
**Style** Ranch  
**Beds** 3  
**Baths** 2  
**Age** 43  
**Tax ID** 08K-11-0480  
**CDOM** 14

**Prop Subtype(s)** Residential  
**Subdivision/** Fox Crest 01  
**Sq Ft (approx)** 1212 County Records  
**Price/Sq Ft** \$80.03  
**Lot Sq Ft (approx)** 8499 ((County Records))  
**Lot Acres (approx)** 0.195

**Directions** North Lindbergh to Elm Grove to Coachlight to right onto Town and Country, quick left at stop sign and right onto Foxtrot.  
**Marketing Remark** Fantastic condition, move in ready, this 3 bedroom ranch literally sparkles. Spacious mainfloor family room conveniently open to covered patio and fenced yard. Attached 2 car garage also opens to fenced yard. Full basement has huge recreation room and a separate storage area in addition to a very large unfinished area easily designed to fit your own personal needs. Offered 'AS IS'. Realtors, please read 'Agent Remarks'

**Selling Price \$97,000** **Selling Date 02/26/10** **Pending Date 01/21/10**  
**Original Price 97,900** **SP % LP 99.08**

|                            |                |                           |                     |
|----------------------------|----------------|---------------------------|---------------------|
| <b>Dual Agency</b>         | Yes            | <b>Lic. Asst'g Seller</b> | Designated Agent    |
| <b>Total Living Area</b>   | 0.00           |                           |                     |
| <b>General Information</b> |                |                           |                     |
| <b>Elementary School</b>   | Hazelwood West | <b>Jr. High School</b>    | Hazelwood West      |
| <b>Sr. High School</b>     | Hazelwood West | <b>Taxes Paid</b>         | \$2305              |
| <b>Year</b>                | 9              | <b>Assoc Fee Paid</b>     | None                |
| <b>Rooms &amp; Baths</b>   |                |                           |                     |
| <b># of Rooms</b>          | 6              |                           |                     |
| <b>Description</b>         |                |                           |                     |
| <b>Architecture</b>        | Traditional    | <b>Construction</b>       | Brick Veneer Predom |

|                                     |                             |                            |                                     |
|-------------------------------------|-----------------------------|----------------------------|-------------------------------------|
| <b># Garage Spaces</b>              | #2                          | <b>Parking Description</b> | Attached Garage, Additional Parking |
| <b>Basement Description</b>         | Full, Rec/Family Area       | <b>Fireplace Type</b>      | None                                |
| <b>Fireplace Location</b>           | None                        | <b>Lot Dimensions</b>      | 78 X 109                            |
| <b>Lot Description</b>              | Comer Lot, Fencing          |                            |                                     |
| <b>Additional Information</b>       |                             |                            |                                     |
| <b>Disclosures</b>                  | Sellers Discl Not Av        | <b>Conditions</b>          | Unknown                             |
| <b>Ownership</b>                    | Bank owned                  | <b>Cooling</b>             | Central-Electric                    |
| <b>Sewer</b>                        | Public                      | <b>Heating</b>             | Forced Air                          |
| <b>Water</b>                        | Public                      | <b>Heat Source</b>         | Gas                                 |
| <b>Water Heat</b>                   | Gas                         |                            |                                     |
| <b>Financial / Misc Information</b> |                             |                            |                                     |
| <b>Selling Terms</b>                | Cash, Conventional, FHA, VA |                            |                                     |

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