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HOMES FOR SALE



Pull up a chair!
Fully-equipped eat-in kitchen + formal dining.
TWO finished family rooms!
2,529 Square Feet



JCMOAreaHomes.com

Thanks so much for taking the time to look through our magazine. The Kristina, Scott & Henry McMichael Team does everything it takes to get your home sold, which is why we started this magazine. There are a lot a people looking at magazines while waiting at doctor's offices, dentists, hospitals, hair salons, accountants, gas stations, grocery stores, etc. We make sure these mags are all over town, plus; we mail them to residents of Jefferson City and Holts Summit each month.

We just do more than most Realtors! We put our listings in 2 Multiple Listing Services (Jefferson City and Columbia). Our listings are on all JC and Columbia Realtor's websites, plus our own and all the national ones, too. We use various social media techniques to get our listings noticed. Check out our Virtual Tours as they are top notch. We use the latest camera equipment to gain just the right look for your home. We even use our drone for the special shots no one else can get.

Not sure what to do to get your home ready? We stage too and at no additional cost. The McMichael Team just wants your home to sell and sell quickly.

"It's just us helping just you." Want to know more? Text us at 573-690-2075 and we will send our Seller's Guide, which is all about us, right to your phone.

Talk soon!



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McMICHAEL 
Team



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Featured on the Cover



Open House: Apr. 13, 11:30 - 12:30

1904 LISA



Don't miss this beautiful home in pristine Whitney Woods subdivision. At the end of a quiet dead end street, this home's private backyard will have you wanting to spend your days enjoying the outdoors. As you enter the home your eye will be drawn to the upstairs balcony and you will continue to be impressed by the open floor plan throughout the home. An oversized L-shaped island separating the kitchen and living makes this kitchen the ideal place for any home chef. The master on the main level is huge and is finished with a master bathroom that features a jetted tub and stand alone shower. A family room upstairs allows for more space to gather with friends and family. With two bedrooms up and a full finished down, this home has it all.



3 BEDROOM



4 BATHROOM



3,129 SQ. FT.



\$289,900

RESIDENTIAL

8704 N SHORE

You are sure to fall in love with this beautiful all one-level home in this lakeside community. This three bedroom, two bath home is bedecked with designer colors and a redesigned kitchen. Attention to detail is inside and outside with fade- and mildew-resistant James Hardie siding installed in 2010, which may help reduce home insurance. When entering, the spacious foyer leads to a living room and oversized kitchen with breakfast bar and redesigned high-gloss cabinetry. Just beyond is a tranquil family room that comes with an abundance of sunlight. Relax in the master bedroom with two closets, tray ceilings, and adjoining bath. Outside is a level yard with established landscaping and intimate back patio. Enjoy all lake privileges in this rural setting.

3 BED, 2 BATH



\$164,900



Open House: Apr. 13, 11:30 - 12:30

1829 RABBIT RUN CT

This private setting is at the end of a secluded road in an established neighborhood. Relax in the scenic yard with extended decking and inviting patio overlooking a level yard with tree house and creek area. This 3 bedroom, 3 bath home has an inviting family feel when entering the living room that leads into the kitchen, which is ideal for gatherings. The master bedroom has a private bathroom and French doors leading to the tranquility of the back deck setting. The downstairs family room is ideal for family time watching movies and has a separate garage entrance and bathroom. This home is the perfect model of quiet country living just minutes from the MO River Bridge.

3 BED, 3 BATH



\$152,500





901 CARI ANN

As soon as you walk in the front door, your breath will be taken away by the gorgeous vaulted ceiling. The living room is graced a wood-burning fireplace that stands in the middle of the room. A sunny nook in the eat-in kitchen is great for enjoying your culinary creations that you've prepared in the perfect-sized kitchen. This master bedroom is unlike any other with beautiful hickory wood floors and a recently renovated bathroom featuring dual sinks and a granite countertop. Downstairs gives you more area to enjoy and call home with a wet-bar and large family room and an unfinished hobby room to enjoy. Step outside to enjoy your stone patio with a fire pit to stay warm. The storage shed stands tall with two floors of storage area. Don't miss this home!

Open House: Apr. 6, 11:30 - 12:30

3 BED, 3 BATH

\$179,900



5 ZACHARY CT



Open Houses: Apr. 13, 10:00 11:00
Apr. 27, 11:30-12:30

4 BED/ 3 BATH

2,065 SQ. FT.

\$199,900

Take 54 Hwy E to Simon exit in Holts Summit. Left on Simon then Right on N Summit Dr. Take a right on Shelton Dr.

8 ZACHARY CT



Open Houses: Apr. 13, 10:00 11:00
Apr. 27, 11:30-12:30

3 BED/ 2 BATH

1,500 SQ. FT.

\$234,900

Take 54 Hwy E to Simon exit in Holts Summit. Left on Simon then Right on N Summit Dr. Take a right on Shelton Dr.

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12250 COUNTY RD 4031

You won't want to miss out on this beautiful ranch home on a private setting. Take some time to truly enjoy the outdoors on the large back deck that overlooks the tree line out back. When you enter the home, you will be greeted by a homely wood-burning fireplace with insert. As you enter the kitchen/dining room combo the large window that graces the dining wall will shower the room with plenty of natural sunlight to savor along with your family meals. An open kitchen allows you to create your food masterpieces with plenty of room to work and move about. Each bedroom features and abundance of natural light and with a full unfinished basement this home is just right. Come see it today! 3 Acres to be surveyed by seller.

3 BED, 1 BATH

\$169,500





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DESIGNING A HOUSE,
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8070 POOR FARM RD

This newly constructed home, on three acres, features a spacious living room with a gorgeous gas fireplace with open beam ceilings and has beautiful tile floors that flow through the kitchen/dining combo. The kitchen features stained painted cabinets and an island for optimal cooking space. Right off the kitchen you can enjoy your days outside on the extended open patio. The master bedroom is fit for luxury and leads into the master bath that features double vanity sinks and an elaborate stand alone shower. The two car garage is perfect for accessing this one level home. Enjoy this country setting in Fulton!



3 BED, 2 BATH



249,500



Open House: Apr. 28, 2:00 - 3:00

8010 POOR FARM RD

Beautiful setting! This new construction is nestled on an open 3 acres of land. The two-story home has 3 bedrooms and 2 full baths with the master suite being secluded upstairs. When you enter, you will notice the fireplace in the family room that is open to the large open kitchen featuring an extravagant island for cooking homemade yummys. The kitchen is also adorned with tons of custom painted cabinets and a pantry for your home chef. Expand out onto the back patio for all of your gatherings as you overlook the level yard. The master suite shows off a jetted tub, tiled shower, and double sinks for ultimate relaxation. You must come see this private setting where you can sit back, relax, and enjoy nature.

3 BED, 2 BATH



\$299,000



Open House: Apr. 28, 2:00 - 3:00

11750 TREELINE RIDGE

Open House: Apr. 6, 10:00 - 11:00



This custom 2 story home is scenically placed on 15.8 acres and has a 2 car garage shop with wood-working room, for a total of 5 garages. From the grand staircase you will love the feel of this 5080 sq ft home with a formal dining room, living room, great room and even an old-fashioned keeping room. The center of this home has a brick wood-burning (good aire system) fireplace that soars to the second level. Bake like they used to in this kitchen as everyone gathers in the keeping room just off the kitchen. The master is on the main with double vanities, jetted tub and separate shower. With 3 bedrooms upstairs plus a full finished down that could be used as a mother-in-laws suite with a wet bar and office (5th bedroom) this home has it all. Sit on the screened in deck and enjoy this home!



4 BED/4 BATH



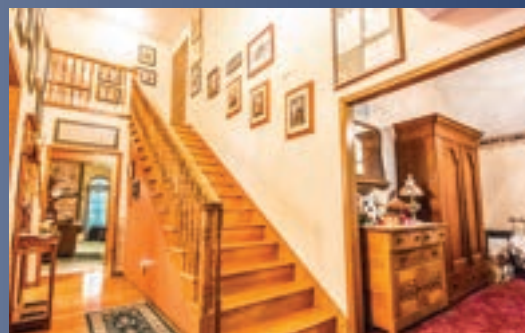
15.8 ACRES



5,080 SQ. FT.



\$374,900





3206 CRYSTAL CT

Gorgeous new build at the end of a Jefferson City cul-de-sac. This 3 bedroom, 2 bath home is accented with designer colors and rich wood tones. When approaching, you will notice the extreme curb appeal with beautiful brick showing off the stone accents. Open the door to the spacious floor plan with vaulted ceilings and room for large furniture. The kitchen has dark, knotty alder custom cabinetry with a 7 foot lit island. Rustic plank flooring complements the wood grains, and extends onto the dining room. The master suite is something to talk about with a large vanity, walk-in closet and connection into the laundry room. Relax in the tiled shower which is just perfect to complete this elegant look. A full basement is more room down for the future. Welcome Home!



\$229,900



1,640 SQ. FT.



3 BED, 2 BATH



Open House: Apr. 7, 2:00 - 3:00

7115 HERITAGE HIGHWAY

Step inside this gorgeous 3 bedroom/2 bath home sitting on a private lot! From the moment you walk in you will grasp a feeling of home. Kick back and relax in the main level living room which features a large wood-burning fireplace. The large eat-in kitchen offers an abundance of cabinetry, stainless steel appliances, and a large pantry that's hard to find. Perfect for social gatherings and entertainment with a sun room that you have easy access to from your dining area! Escape to the lower level family room for movie night with friends or to watch the big game in front of the fireplace. Outside you will find a large deck and patio! With a Dollar General just down the road and the Bagnell Dam only 30 mins away, you don't want miss out on this beautiful home.



3 BED, 2 BATH



\$135,000



2117 CLARA DRIVE



\$99,900



3 BED



DUPLEX

1310 VISTA TIERRA

Don't miss out on this home rich with character in a beautiful, quaint neighborhood. As soon as you walk in, you will be impressed with the gorgeous hardwood floors that lead you to the large living/dining area. The large living/dining room make it easy to imagine the space filled with those closest to you. A beautiful kitchen features two full walls of cabinets and all new appliances that opens to a family room and the back deck to enjoy the outdoors. Three bedrooms up all feature spacious closets and different character in each room to build upon. Downstairs, a wood-burning fireplace draws your eye across the large room and allows for a wonderful space for everyone to gather together.



3 BED, 3 BATH



\$185,000



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214 PIONEER TRAIL DR



This five bedroom, three bath house is under construction with the sought-after Lexington Development. A high quality home is being constructed with only the finest materials and craftsmanship. The exterior will have 3 sides brick with a 3rd car garage down. The interior has an open floor plan with a gas fireplace. Feast your eyes on this designer kitchen built with hickory custom cabinetry from JB Custom Cabinets and a center island. The entire kitchen is wrapped in sleek granite countertops. Off the kitchen there is a covered concrete suspended patio perfect for enjoying the yard. The main level will be combination of carpet and trendy blank flooring. Downstairs will have a full finished family room, bathroom and 2 bedrooms with plank flooring.

5 BED, 3 BATH

\$351,000



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45 Acre Tract!



45 EGLIN DR

\$292,500

62 Acre Tract!



62 EGLIN DR

\$372,000

These tracts of land in the heart of Holts Summit have many possibilities. The acreage is situated just outside the city limits and could be used for recreation or a hobby farm. Build your perfect home on this gorgeous acreage! This scenic land features a diverse topography and is abundant with wildlife. All utilities are nearby.



\$90,000

Nestled in the trees of a residential area, this workshop is perfect for the worker who doesn't want to be too far removed while working. The shop features a loft, a 12 foot wide garage door, and a 1/2 bath. You won't want to miss this opportunity.

3710 ROCK BEACON



315 E HIGHWAY 5



1,750 SQ. FT.



ZONED
COMMERCIAL



\$140,000



704 GRAND AVE



\$155,000



4 BED



2,256 SQ. FT.

LOTS & LAND



LOTS
GREENWOOD HILLS



LOTS
STERLING RIDGE



READY TO SUBDIVIDE
PARKVIEW



ACREAGE LOTS
PRAIRIE ESTATES



107 ACRES!
THE CEDARS



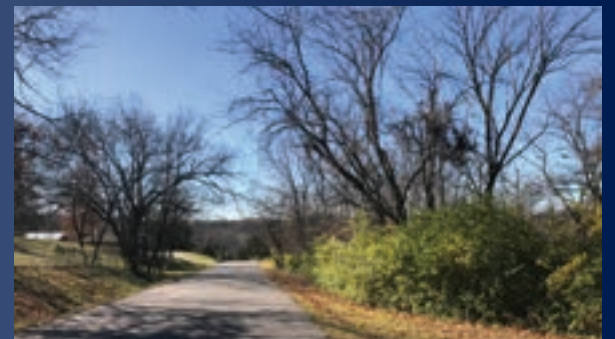
LOTS
SOUTHWIND MEADOWS



LOTS
LEGACY & RENN'S LAKE



LOTS
CEDAR WOODS ON THE CREEK





20 ACRES!
ROLLING HILLS



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OPEN HOUSES

Saturday, April 6

11750 TREELINE RIDGE	\$374,900	10 - 11
901 CARI ANN DRIVE	\$179,900	11:30 - 12:30

Sunday, April 7

3206 CRYSTAL COURT	\$229,900	2 - 3
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Saturday, April 13

8 ZACHARY COURT	\$234,900	10 - 11
5 ZACHARY COURT	\$199,900	10 - 11
1904 LISA DRIVE	\$289,900	11:30 - 12:30
8704 N SHORE	\$164,900	11:30 - 12:30

Saturday, April 27

8 ZACHARY COURT	\$234,900	11:30 - 12:30
5 ZACHARY COURT	\$199,900	11:30 - 12:30

Sunday, April 28

8070 POOR FARM ROAD	\$249,500	2 - 3
8010 POOR FARM ROAD	\$299,000	2 - 3



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