

JCMO AREA HOMES

FOR SALE



Visit [JCMOAreaHomes.com](https://www.JCMOAreaHomes.com) to view full home details or to get in touch - our award winning team is here to help!

Find out why picking the right realtor is important! See page 4 for details on what to look for in your own realtor when buying and selling a home.

KRISTINA & SCOTT'S
MCMICHAEL 
Team



THANKS so much for taking the time to look through our magazine. The Kristina & Scott's MCMICHAEL Team does everything it takes to get your home sold, which is why we started this magazine! There are a lot of people looking through magazines in doctor and dentist offices hospitals, hair salons, accountants, gas stations, grocery stores, etc. We make sure these magazines are all over town! Plus, we mail them to residents of the Jefferson City area each month.

We just do more than most realtors! We post our listings in two Multiple Listing Services (Jefferson City and Columbia). Our listings are on all JC and Columbia Realtor's websites, as well as our own and the national ones. We use various

social media techniques to get our listings noticed. Check out our Virtual Tours because they are top notch! We use the latest camera equipment to gain just the right look for your home and even use our drone for the special shots no one else can get!

Not sure what to do to get your home ready? We can stage your home 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 can send you our Seller's Guide, which is all about us, right to your phone! Talk to you soon!



Discover why over 17 million homeowners trust State Farm[®].

Lori Branch LTCP, Agent
170 West Simon Blvd
Holts Summit, MO 65043
Bus: 573-896-9122
Fax: 573-896-9124
www.loribranch.com

With your new home comes new responsibilities – like protecting your new investment with the right amount of homeowners insurance. That's where I can help.

Like a good neighbor, State Farm is there.[®]






CALL ME TODAY.





19
Shelton Drive
 Under Contract

This split bedroom design with open floor plan is the newest home in Serenity Subdivision. When entering, the spacious living room will fl w into the kitchen/dining combo where you will gather for your morning coffee. Enjoy the kitchen with optimal cooking space, a breakfast bar, granite countertops, and ample custom cabinets. Off the kitchen, you'll be able to sit in the outdoors on the covered patio. The master bedroom will feature decorative tray ceilings, two walk-in closets, plus a master bath with double vanity sinks. In the second bedroom you will enjoy a bay window perfect for nature watching. Enjoy evening strolls or walking your pet on this quiet cul-de-sac with sidewalks & lighting.

 \$236K
  Holts Summit
  3
  2
  1,570





THERE IS A DIFFERENCE IN REALTORS

HOW TO PICK THE RIGHT REALTOR

FIND A REALTOR THAT HAS MADE YOUR AREA THEIR NICHE

1

Realtors all have their favorite areas because they know most about those areas. They are able to give you a better understanding of sales price, comparable homes sold, etc.

IT'S A REALLY GOOD INDICATION IF THEY ARE CONSISTENTLY BUSY

3

Realtors who are good at what they do stay busy! They are passionate about helping people find a home and sell a home. Being busy shows that they have you in mind first

PICK SOMEONE WHO MESHES WELL WITH YOUR PERSONALITY

5

Picking someone who understands you can be some of the best advice! You need to be able to rely on someone and be able to have a good time with... after all, be spending some time with this person or team!

DON'T PICK A REALTOR BASED ON THE HIGHEST SALE PRICE

2

The market will only bare as much as the house is worth. You can price a home on the high end when everything lines up – staging, condition of the house, market competition, and marketing. All of these are highly important and it does matter if your realtor has a vast knowledge in all of these things.

PICK LOCAL – LOCAL REALTORS REALLY ARE THE EXPERTS

4

Definitely – use a local realtor! If you want your transaction to go smoothly and be disaster free, use the local experts. They will know the area better than anyone else. There is more to the profession than putting up a sign... and we mean a lot more!

CHECK REVIEWS – THE MORE REVIEWS THE BETTER

6

Reviews are a great source of information if you're looking for a realtor to fit your needs. Most of the time you can find the right realtor by reading through reviews from past clients.

KRISTINA & SCOTT'S
MCMICHAEL 
Team



**IT'S JUST US.
HELPING JUST YOU.**

WE'VE GOT THE WHOLE AREA COVERED!

We take the time to enter your property onto the **Jefferson City Area MLS** and the **Columbia MLS**.

We also send our listings to each of the realtors in the Jefferson City area. We have a wonderful working relationship with each of them. We want them to work with us to sell your home, which is why your home will be placed on the Agent Tour for 30-40 agents to tour your home!

MCMICHAELREALTY.NET | 573.690.7268



READY TO BUY A HOME?

HERE'S WHY YOU WANT A BUYER'S AGENT!

When you're ready to buy a home you want to know that all of the "i's" are dotted and "t's" are crossed at the end of the day. To make sure everything goes smoothly, you should hire a service and remember, these agents know all of the in's and out's of the industry. But a Buyer's Agent does so much more than just find you a new home. Our Buyer's Agent looks out for your wants and needs to help you purchase your DREAM home in the perfect community for you.

You can expect your Realtor to negotiate on your behalf to get you the best price, they will recommend other professionals for home inspections and appraisals, and they help you to overcome setbacks. When you have questions or concerns, your Buyer's Agent will always be happy to guide you through the process and help you understand it along the way. You should never feel alone when making the biggest purchase of your life.

Throughout the entire home buying process, your Buyer's Agent will be your adviser and advocate. They will make sure you understand the home's selling points, what may need updating, proximity to schools, and comparable priced homes in the area. Your Buyer's Agent is not only finding your perfect home, they're helping you find your dream neighborhood.

And at the end of the day, your Buyer's Agent is going to be the one sitting next to you as you close on your new home and celebrating with you as they pass you the keys. Enjoy the ride.



PROVEN TRUSTED AWARD-WINNING

Together we can do this!
We're going to be with you every step of the way.

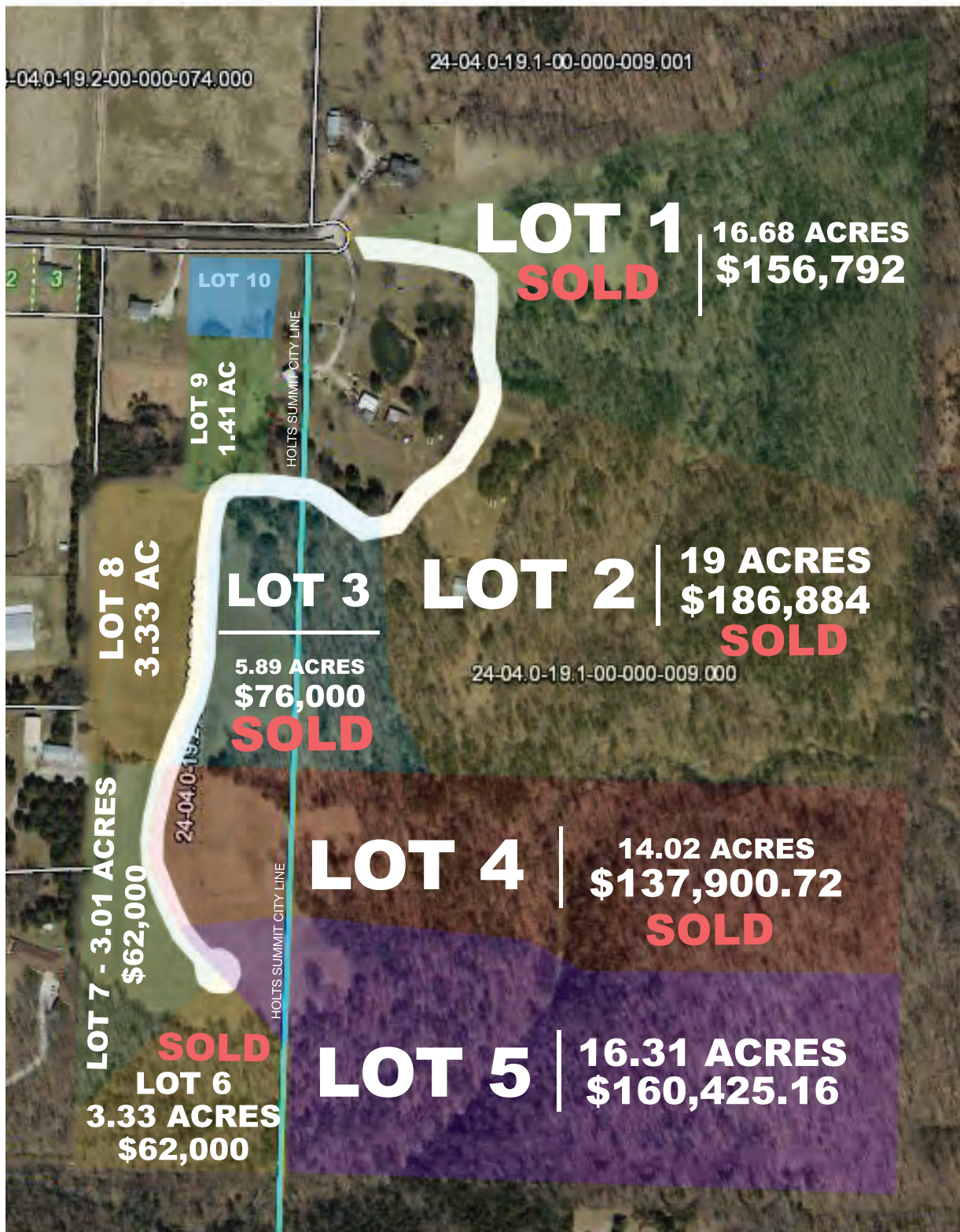


On the spot and without hesitation we will give you the name and numbers of our last 3 clients!

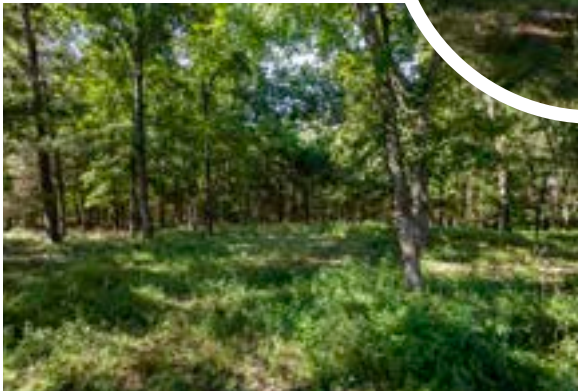


MYSTIC BLUFFS

E. Simon Boulevard



CALL (573) 690-7268 TO SCHEDULE A SHOWING



———— Lots 1-7 ————
Mystic Bluff
Highway 54E to State Road OO/AA Exit at Holts Summit. Right onto E. Simon Blvd. Follow blacktop all the way to where it ends. Also can GPS 601 E Simon and that will get you to the old farm house beside the land for sale.



2431

Beasley Court A

Under Contract

This centrally located condo is close to everything and nestled right off Ellis Blvd/Tanner Bridge Road on a quite cul-de-sac. Backing up to Lorenzo Greene Drive, this 3 bedroom, 3 bath home +office is the ideal place to call home. When you enter, the 2 story home has more room than expected with 1503 square feet of finished living space. The main level has an open floor plan that leads to living room, kitchen and back deck. The upstairs has 3 bedroom 1 bath with the down having an office (with closet) & second full bath. The family room is the place where everyone will gather around the wood stove with the decorative brick & metal mantel surrounding the furnace. Walk right out onto the patio with a spacious yard on this corner lot that has a sidewalk that leads to the front of the condo.



\$89.9K



Jefferson
City



3



3



1,503



SPARKLING

New Builds

14

Shelton Drive

This split bedroom design with open floor plan is the newest home in Serenity Subdivision. When entering, the spacious living room will flow into the kitchen/dining combo where you will gather for your morning coffee. Enjoy the kitchen with optimal cooking space, a breakfast bar, granite countertops, and ample custom cabinets. Off the kitchen, you'll be able to sit in the outdoors on the covered patio. The master bedroom will feature decorative tray ceilings, two walk-in closets, plus a master bath with double vanity sinks. The two-car garage joins the laundry room on this one-level home. All electric with an energy efficient heat pump for added savings. Enjoy evening strolls or walking your pet on this quiet cul-de-sac with sidewalks & lighting.



\$213K



Holts
Summit



3



2



1,501

CALL (573) 690-7268 TO SCHEDULE A SHOWING



4040
County Road 4040
 Under Contract

This home has 2 acres and has always been cared for with close to the original owner. When winding through the prestigious neighborhood of Whispering Oaks, you will feel the country setting of the large acreage lots leading to this 1987 built split-foyer. With woods all around, the beautiful backdrop gives this home a warm feeling of grandness. The spacious main level has 1,488 square feet with a full finished lower level for a total of 2,321. The 3 bedroom, 3 bath home is ready to move into with a living room that opens up into the dining room & kitchen combo. An abundance of oak cabinetry is displayed in the kitchen & all appliances stay. BBQ on the back deck that overlooks the backyard displaying a creek running across the back of the property. The master has a private bath.



\$230



Holts
Summit



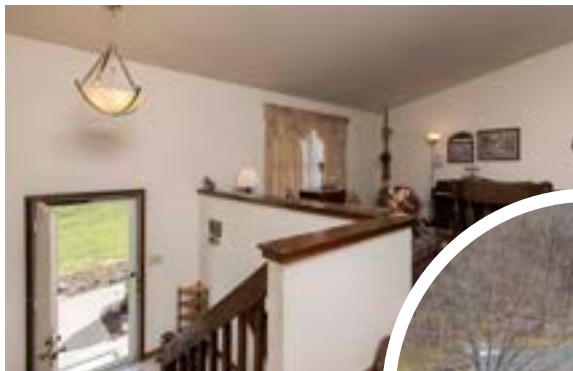
3



3



2,321



CALL (573) 690-7268 TO SCHEDULE A SHOWING



165

Mars Street

You will appreciate this wonderful main living, split bedroom floor plan that welcomes you with updated neutral paint colors and plenty of natural light. The sizeable living room features a cathedral ceiling that opens into a nice dining area well suited for all of your gatherings. The dining area's large sliding glass door offers an abundance of natural light and a wonderful view into a backyard destined for all of your outdoor needs. You will be impressed with classic cabinets in this kitchen equipped with stainless steel appliances, can lighting and a pantry for all of your cooking staples. Relax in the master suite that features a coffered-ceiling, walk-in closet and master bath with double vanity. Come see this home for yourself before it is too late!



\$175K



Holts
Summit



3



2



1,350





————— 1204 —————

Autumn Ridge Drive

Condo with a million dollar view of Jefferson City. When you come inside see the touches of wallpaper & crown molding with an open living room. The kitchen has a breakfast bar and dining room combo. The loft area could be used for office, study or an exercise room and a great attic storage area.

				
\$110K	Holts Summit	2	2	1,518





STERLING RIDGE DEVELOPMENT

Finally, we are to the BEST LOTS in the Sterling Ridge Development. This pristine development follows the contour of a wide ridge allowing for large lots and paved streets+sidewalks in the county! Just 5 minutes from the MO River Bridge and, (as the crow flies) on a close bluff to the Canterbury Winery, this development has the first phases of all custom homes that are immaculately kept and the yards are groomed ready for a "Best Yard" competition, if there were one. Electric, water & subdivision treatment facility for waste water are all in place. This back section has mature trees as the backscap for several of the yards suitable for full walkout basements. A few lots would be ideal for larger slab homes if you are desiring to keep it all on one level. Come see what is happening here!



CALL (573) 690-7268 TO SCHEDULE A SHOWING



1819

Pinnacle Point

Spacious, one level townhome overlooking a scenic view of the MO River corridor. This sought after view will be appreciated when you enter the 3 bed 2 bath townhome. The open floor plan brings the kitchen and living room together with stylish white cabinetry. Just off the kitchen, you will unwind in the evening while watching the lit up views of the city from the covered deck. The master suite has a jetted tub along with a separate shower & walk in closet. The 3rd bedroom just off the living room would be ideal for an office or hobby room as it has double doors that opens into main area. This home has a one car garage & the roof was updated in 2018. Located across the river, on a bluff, beside the Canterbury Hill Winery makes this a wonderful place to watch the seasons change.



\$189.9K



Holts Summit



3



2



1,690





1821 Pinnacle Point

Spacious, one level townhome overlooking a scenic view of the MO River corridor. This sought after view will be appreciated when you enter the 3 bed 2 bath townhome. The open floor plan brings the kitchen and living room together with stylish white cabinetry. Just off the kitchen, you will unwind in the evening while watching the lit up views of the city, from the covered deck. The master suite has a jetted tub along with a separate shower & walk in closet. The 3rd bedroom just off the living room would be ideal for an office or hobby room as it has double doors that opens into main area. This home has a one car garage & the roof was updated in 2018. Located across the river, on a bluff, beside the Canterbury Hill Winery makes this a wonderful place to watch the seasons change.



\$189.9K



Holts
Summit



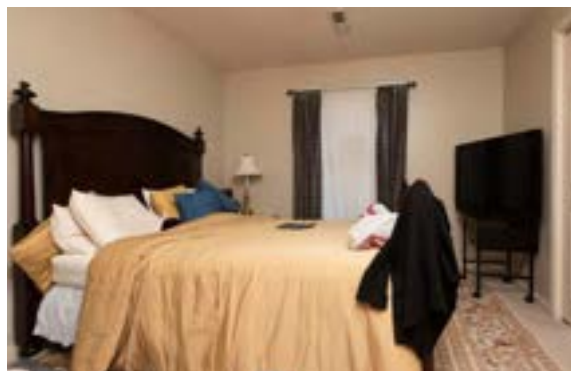
3



2



1,690



CALL (573) 690-7268 TO SCHEDULE A SHOWING

MORE THAN
15,000
HOME-RELATED
INSPECTIONS
COMPLETED!

You only purchase your dream home once. Make sure it's perfect.

CENTRAL MISSOURI
INSPECTION
SERVICE LLC

Richard Ives, Owner
(573) 694-0994
CMIS1.com



211
Woodward Lane

SOLD

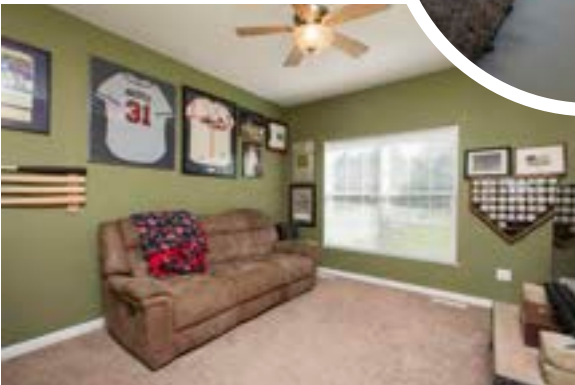
Nestled in the woods with a lake view, this home is the perfect retreat to make your new home. When entering you will be awed by the vaulted ceilings and hardwood floors though out. Formal Kitchen fl ws into the Chef's Kitchen with island, and newer stainless appliances, overlooks the picturesque park like yard bordered by mature trees. The Master Suite is a retreat with a luxurious jacuzzi tub and entry into an all seasons room that overlooks the backyard. Downstairs you will be the ultimate entertainer with the family room and wet bar. The outdoors has an expansive up/lower decks/gazebo makes for the perfect setting to entertain or watch nature & the beautiful blooming trees.

- \$297K
- Jefferson
City
- 5
- 3
- 3,951



1154
Branch Road

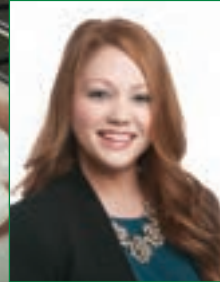
A property like this doesn't come available often. This home overlooks a private lake with almost 5 surrounding acres. The 4 bedroom, 3 bath home has 2,245 finished sq. ft. on the main + full downstairs for further expansion. The open floor plan features windows with a panoramic view of the lake and the woods behind. The large kitchen has room for some serious cooking with an expansive deck/patio area for grilling and enjoying the pool. For a more formal setting, the dining room off the kitchen can be set for the holidays. Laundry is just off the kitchen on the main level and just off the oversized garage with a 3rd down. A master suite + 3 other bedrooms complete the main. Many updates & care has gone into this home with a newer roof & an electric/natural gas



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FEEL AT HOME WITH YOUR HOME LOAN

When it comes to your mortgage, Tom, Amy, Kathy and Darla are with you every step of the way. Call or apply online today.



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Strong roots. Endless possibilities.™

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Tom Shimmens NMLS# 525980, Amy Luebbering NMLS# 525940, Kathy Young NMLS# 525885 and Darla Stegeman NMLS# 525950



“Have you looked at interest rates lately? You might want to.”

- Darla Stegeman
2nd VP,
Mortgage Lending

Is now the right time to buy?

DARLA: Ask someone a lot older than you what interest rate they paid on their first home. You might be shocked! Right now, mortgage interest rates are at or near historic lows. These advantageous rates, combined with legendary, local service from your hometown bank, makes buying a home right now an extremely attractive proposition.

We'll sit down with you and take the time to understand your situation, your needs and your dreams. With the market as hot as it is, getting prequalified now is crucial, so you'll be able to act quickly once you find your home. Then, we take it from there.

At Central Bank, we are your neighbors, your friends and your hometown lenders. We work with you every step of the way - and that makes all the difference.



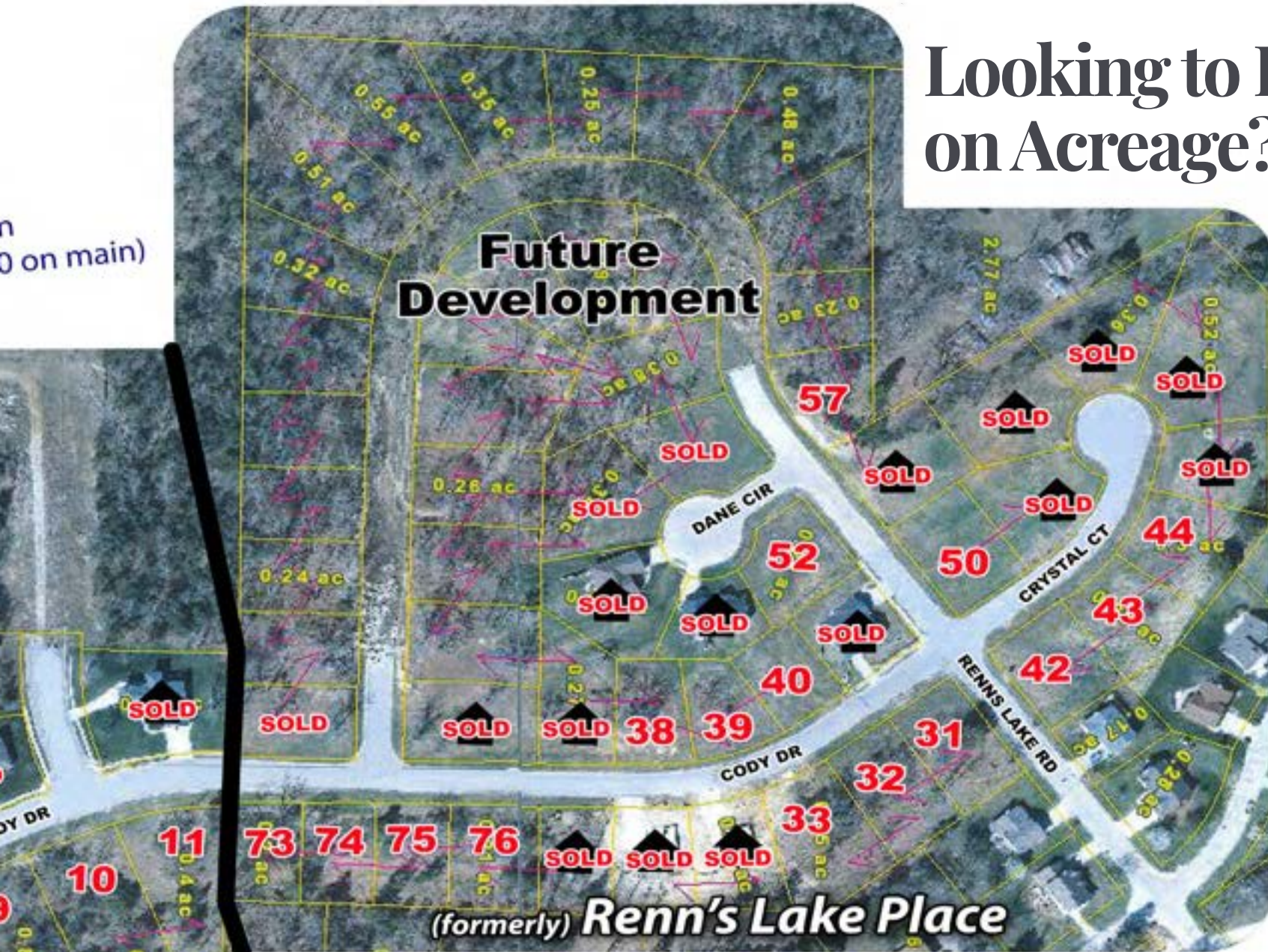
Legacy Estates

Lots 1 - 29 \$29,900

1 Story Houses: Min. 1,450 sq. ft on Main
Split Level: Min. 1,500 sq. ft. total floor space (900 sq. ft. on Main)



Looking to Build on Acreage?



Lots 31 - 76 \$24,900

You won't find land like this anywhere else! Beautiful acreage ranging from 20k - 252k. Pick your ideal buying spot. Don't miss out on this gorgeous land!

Just off of AA, you'll find spacious tracts of land off of Kyla Lane, Deder Drive, County Road 4044, and Case Avenue. Utilities are available – a true blank slate!

Call the McMichael Team, today! (573)-896-9991.



CALL (573) 690-7268 TO SCHEDULE A SHOWING

“Your home, your business, your land, we make it easier. To us, quality service means meeting all your needs in a real estate transaction and exceeding your expectations. Our wealth of knowledge allows us to provide our clients with the highest level of service and provide creative solutions to problems that can arise during the closing process.”



MIDWEST
TITLE & ESCROW, LLC



2316 St. Mary's Blvd. Ste. 110, Jefferson City, MO 65109
Phone: (573) 635-0615 Fax: (573) 635-0724

LIKE WHAT YOU SEE?

JCMO AREA HOMES

FOR SALE



Visit JCMOAreaHomes.com to view full home details or to get in touch - our award-winning team is here to help!

The National Association of Realtors released the annual Home Buyer Trends compiled from 2020. See if JCMO follows along these same lines on page 4!

MCMICHAEL
Team

LIST WITH THE MCMICHAEL TEAM!
WE OFFER OUR CLIENTS:



DOUBLE THE EXPOSURE

We list every single property on both the Columbia AND Jeff City Multiple Listing Services – no other team does that!



TARGETED MARKETING

Once it hits the market, we'll get your home in front of the right audiences through out hyper-local print publications + social media.



STYLISH HOME STAGING

We have the tips, tricks and – most importantly – inventory to help you increase your home's value...and this service is included!



PROFESSIONAL PHOTOGRAPHY

We'll make sure the photographs of your home live up to the real thing using our cameras, drones, and editing software!



AWARD-WINNING SERVICE

It's just us working for just you. We're a team of hardworking agents who will get your HOME SOLD!



It's Just Us. Helping Just You. ...and We're Having "EPIC" Parties Too!

I have been after our son Gavin to have some friends over for a bonfire, but he usually makes excuses as all of these kids are becoming quite comfortable with just visiting online. Last week, Gavin agreed to invite some friends over as long as the parents (that's us) disappeared. Usually, a parent might be a bit worried about that, but you have to know Gavin. He's our oldest, which automatically makes him more responsible but aside from that, he's one of those kids that it's just in him to be good. (He could probably loosen up a bit, but don't tell him I said that, until I have him raised. Shhh!)

The night of the bonfire, Scott and I got a beautiful fire going. We had hot dogs and s'mores ready for roasting and even had a partial bag of fireworks left over from July, but these boys were more interested in walking around through the woods with flashlights than the fire. It was one of those perfect nights for a bonfire and since we seemed to have the fire all to ourselves, we decided to invite some of our friends over.

We were around the fire talking and telling stories as the boys were coming and going. Our friend, sitting next to me, got up to stoke the fire when his phone fell out of his pocket onto his chair and it was lit up where I could clearly see three numbers 9-1-1.

I thought, "Oh my gosh," and said to his wife beside me, "I think he dialed 911." She jumped up from the next chair and grabbed the phone trying to disconnect the call, but it was too late. She reluctantly held it to her ear and slowly said, "H-e-l-l-o", where she found a live dispatcher on the other end. She was asked her name, location and a series of questions that pertained to evaluating if she was safe, as well as, if she would be able to tell them if she was not safe. When she got off the phone, she gave her husband an earful, which we all joined in on.

We were having so much fun laughing, and when the boys came back up around the fire Gavin seemed to be fine with us staying. About 30 minutes later, I was quite startled when a Sheriff's officer appeared from around the side of the barnyard. The boys were startled even more and were oddly all gathered together. I approached the officer and out of the corner of my eye, I could see a shuffling going on around the boys. The

officer was observing the situation and seemed to look at what I was looking at too.

The officer was the one to check on the 911 call and needed to speak to the person that spoke to dispatch to make sure they were safe. He was still watching the boys as we were talking, and I was still watching the boys wondering what in the world was going on with them. I invited the offer to stay for a hot dog, but he was there to just make sure everyone was safe.

As soon as the officer pulled away, the boys came running over telling me they were so worried. Gavin started telling me one of the boys had just gotten out his knife to simply show the other boys and that's right when the officer walked up. They didn't know what to do with it because they had a "weapon", as he called it. I was laughing when I said the officer was not the one for them. (See what I mean about good kids.)

When we told them what REALLY happened, my son called us all "Boomers" and then insisted on showing us how to turn the 911 setting OFF on all of our phones. (See how it all reversed on us, and now we were the kids! Gosh!)

The boys have already planned another bonfire, and they are calling our party, "EPIC."

We're just like you... trying not to be a "boomer" too!

GAVIN'S SISTER PHOTOBOMB!

