

# JCMO AREA HOMIES

FOR SALE



KRISTINA & SCOTT'S  
**McMICHAEL**   
Team

Preparing your home to sell can be stressful, but we have a few tips to help you stay on track! Check out **page 4** for some helpful ideas!

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!



**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!



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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.<sup>®</sup>**

**CALL ME TODAY.**





2088

## Teal Lane

This remodeled, immaculate home LOOKS like NEW! The 3 bedroom, 2 bath rancher has gorgeous plank flooring, which is only one of the focal points. Each room and every space has special touches that would make Pinterest jealous. The open floor plan flows throughout with a sleek, modern kitchen having quartz countertops, crisp backsplash & plenty of cabinets + high-end appliances. The primary suite has a light, airy feel + private bathroom. Enjoy sitting on the covered deck overlooking the yard w/view of the tranquil pond OR be active & walk on the solid surface trail around the other pond. A pavilion, fishing, kayaking & basketball area are part of this neighborhood. A family room down w/a large storage room off the garage makes this home a complete package. BEST OF ALL...NO WORK is needed!



\$239.9K

Holts  
Summit

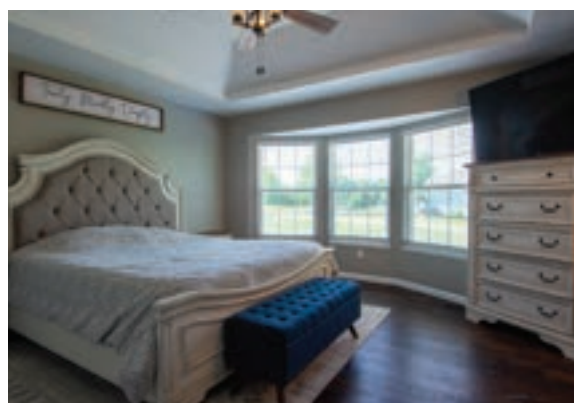
3



2



1,697



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# tips to help prepare you for **SELLING YOUR HOME**

Written by: Angel Stansbury

Preparing to sell your home may seem like a very daunting task, but the right help and a few fairly simple steps will help tremendously. These few steps will help increase your home's value and curb appeal. If you think about the things that might

detract from the attractiveness of a home, or little things that make you feel more welcome and relaxed in a home, then these tips will seem very straightforward.



## let's start with the OUTSIDE

Spring and Summer are when many people decide to put their homes up for sale, and in the hot, dry Missouri weather there are a few things you could do to make sure your house is ready has some curb appeal!

**Take care of the lawn.** Be sure to keep your lawn watered so it doesn't end up looking like a barren wasteland, but you also don't want it looking overgrown and unruly so be sure to keep it mowed. Double check that your flower beds are weeded and all the bushes and trees are trimmed. The goal here is curb appeal. You don't need a perfect yard, just one that looks taken care of.

**Check the exterior of the house.** A good power wash could make all the difference to your siding and deck/porch. I power washed my deck in the spring and it made it look like a new deck – getting rid of dark spots and dirt. You don't have to repaint and re-stain to get a new, clean look. Pay attention to the front door and make sure it's clean and welcoming. An easy and simple tip to increase the appeal of your entryway is to put down a new “welcome” mat. The outside is the first thing buyers will see, so you want to make sure that the outside is appealing enough for them to want to see the rest of the home.



## key things to do INSIDE

**Take care of any odors.** I bet you have entered a place before, business or home, that has had a certain smell that made you want to leave as soon as you walked in. I certainly have. That being said, I have pets and children and I know nose-blindness is a real thing. So, before I have guests over, I follow these easy tips to take care of any lingering odors. **First**, break open those windows in the spring. It's truly amazing what some fresh air can do. **Second**, identify where unpleasant odors may be harbored: carpets, couches, curtains, and bedding. Wash the items that are easily washed – like the bedding and curtains and spray the items

that can't be washed with fabric spray. Shampoo the carpets, which has the double benefit of refreshing the look of your carpets and removing any stains or odors. **Third**, keep trash emptied, dishes washed, and laundry clean so that any potential odor causing items are continuously being taken care of. **Lastly**, light a few candles or put some air fresheners in. Now, potential buyers can breathe easy while viewing your house.

**Keep up on daily chores.** Keep floors swept or vacuumed. Keep kitchen counters wiped down and bathrooms clean. Dust regularly. This is important for the photos that will be taken to list your home and for when showings or open houses occur.

**Depersonalize your home.** You may want to rent a storage shed while selling your home to hold some of the items you've already packed to avoid clutter. This can also help buyers more easily visualize the home as their possible new home.

**Paint the walls.** There are multiple benefits to throwing on a fresh coat of paint, but make sure to make sure to fill any wholes left from nails and screws. You may want to choose a nice off-white to cover the sage green and lavender kitchen – yes, I did those colors for my kitchen, and yes, I regret it. When choosing paint colors, go for neutral colors – but be sure to stay away from those tints of cool and warm. “cool” tints have hints of blue or purple, whereas “warm” tints have hints of brown, red, or yellow. A true neutral will not have a cool or warm tint.

**Check the lighting.** Lighting not only affects the way photos come out, but it also affects how people perceive the house. Soft, warm lighting is welcoming and friendly. Cool lighting can feel sterile and create unflattering photos. Think twice before mixing lighting – it can be hard to combat in photos and can drastically change the contrast between rooms. Sticking with warm or soft white lighting is best. Lamps are a great way to increase your lighting in rooms that need a bit extra.

With these tips, your house will be at peak readiness for showings, open houses and photos for the listing. These things will give a welcoming impression of a clean, tidy, and fresh house that's ready to become someone's new home. And with the right help, the sale of your house will be quick and easy!





729  
**East Simon Boulevard**

This new build is stunning and perfectly placed on 3 acres in the Mystic Bluffs Development. The one-level home has an open floor plan which opens up the living room and kitchen into a focal point. Lasting laminate flooring is throughout, with carpet in the bedrooms. Everyone will gather in the designer kitchen with oversized island area, all appliances (including refrigerator), gorgeous medium toned custom cabinetry by J&J Cabinetry, and granite countertops. The split bedroom plan leaves the primary bedroom a place to relax by stepping into the tiled shower with glass door plus 2 vanities. The level acreage can be enjoyed under the covered porch bordered with trees...come see!



\$371K



Holts  
Summit



3



2



1,741







155

## Star Drive B

**Under Contract**

Plenty of living space in this 2 bed, 2 bath townhome. Located on a large corner lot, this unit enjoys a size-able lawn, perfect for a green thumb! Enter into the living/dining combo; this bright room has large picture windows, tall sloped ceilings, and plenty of space! This area flows directly into the eat-in kitchen with an abundance of cabinetry and counter space that serves all your cooking needs. Washer/dryer hookups and a convenient exit to the 1 car garage are just around the kitchen corner. Down the hall, the primary bedroom boasts a private full bath and a walk-in closet, while a second bedroom has 2 closets, and another full bath is across the hall. Watch the sun rise from a covered side patio - life is good here!



\$159.9K



Holts  
Summit



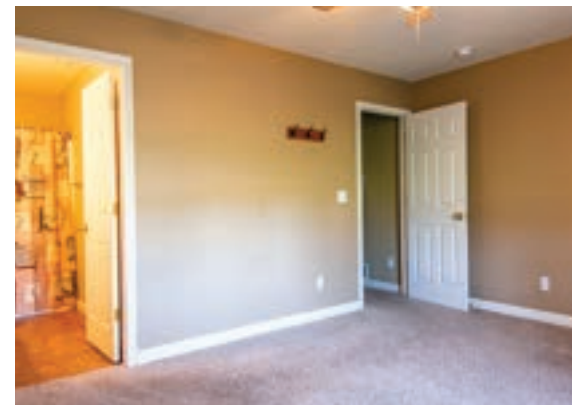
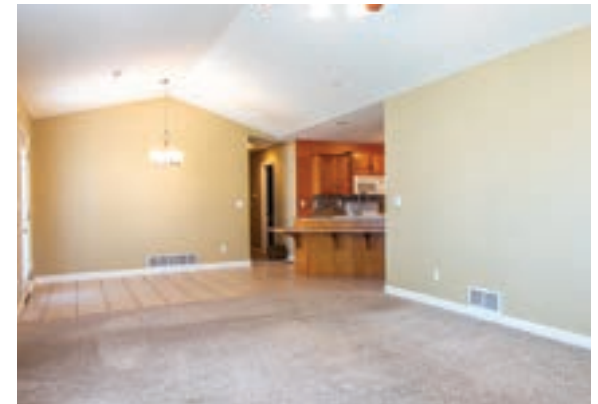
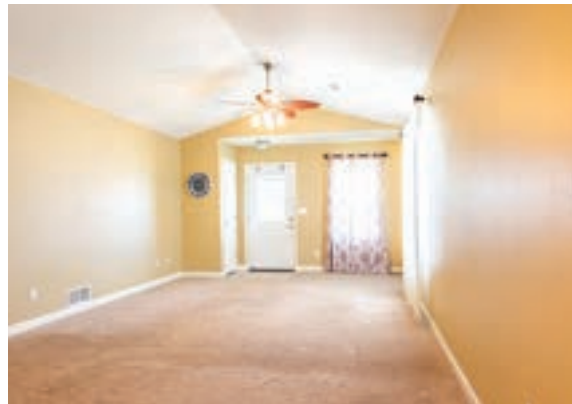
2



2



1,236



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12204

## Dogwood Drive

This home is between JC/HS (above the Hwy. 63 corridor) right at the Katy Trail in the prestigious Bluffmount Estates. Having 5 garages, 4 bedrooms & 3 baths, this home is spacious. The scenic neighborhood is only the beginning when you enter this home. Fresh paint & flooring are throughout, with a great room, kitchen and office (built-in desk and shelving) on main. Decking, both covered & uncovered, lets you feel the nature of the surrounding woods. The master has a private bath & separate laundry room right next door with built-in everything! Downstairs has a family room, bedroom & 2 separate garage areas, totaling 3 garage doors. Lennox heating/cooling, water softener, central vacuum & tons of storage. This home is a must-see as this area rarely comes on the market. Spot will love it!



\$419.9K

Holts  
Summit

4



3



2,630







190

## East Center Street

Under Contract

Move in ready home! This one level 3 bedroom, 2 bath rancher has 1371 square feet of living space situated on a large 0.42 acre level lot. This property is conveniently located near the Center Street Exit at Holts Summit, allowing you quick access to Highway 54. A large, comfortable living room with vaulted ceilings and fireplace flows into the open kitchen/dining room area. This functional kitchen includes oak cabinets, lots of counter space, french doors which lead to the backyard. Primary bedroom with two additional bedrooms allows you plenty of space. The fenced backyard (above ground pool included) and 10 x 10 storage shed top off this affordable, must see home! This one won't last long...



\$160K

Holts  
Summit

3



2



1,371



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137

## E Simon Boulevard

Sitting just off Simon Blvd in Holts Summit on a 1 plus acre lot, this workshop is just what you are looking for. It boasts two 12 - foot wide garage doors, a separate office space, and a full bathroom. You won't want to miss this opportunity.



\$250K



Holts  
Summit



1,891



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Richard Ives, Owner  
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340

# Northrup

**SOLD**

You must see this gorgeous, 2951 square foot home in the Lake Park Village Subdivision. This 5 bedroom, 3 bath home offers details from the floor up. Front living room exhibits 10 ft ceilings and a flowing floor plan. The birch kitchen cabinets, pantry, and raised bar flows into the dining area with coffered ceilings and beautiful hardwood floors. Large primary suite with a walk-in closet, decorative rounded ceilings, double vanity, jetted tub/separate shower. 2 car garage on the main level, covered back deck,, , and a bonus workshop downstairs with easy access to the backyard. Downstairs includes two bedrooms, a full bathroom, and a large family room. Definitely a must see!



\$350K



Holts  
Summit



5



3



2,951

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1010  
**Bannister Drive**

**SOLD**

Impressively Perfect. Psst!...this IS THE HOME where everything KEEPS GETTING UPDATED... nothing is original! Hardwoods gleam as you walk through with neatness and style surrounding the living room featuring the fireplace. Into the kitchen is where gatherings start, having all the upgrades + a private nook & separate dining room leading to the deck. BBQ smells will float as your Spot will love roaming by the perennial beds in this park-like setting with maintenance free perimeter boasting 4 sides brick. This 4 bedroom, 3 bath has a spacious primary suite with stunning tiled shower + bedroom which can be office - has custom cabinetry. Relax in the downstairs family room with wet bar, 4th bedroom + John Deer garage. Updates on Supplemental Sheet feature much more about this immaculate find!



\$329.9K



Jefferson  
City



4



3



2,880





**"In today's  
market,  
flexibility is  
key."**



Heather Hagner

*2nd VP - Mortgage Loan Officer  
NMLS#673311*

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1823

## Pinnacle Point

Spacious, one level townhome overlooking the scenic view of the MO River corridor. This sought after view will be appreciated when you enter this 3 bedroom 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 view of the city from the covered deck. The primary suite has a jetted tub along with a separate shower and 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 open into the main area. This home has a one car garage & the roof was updated. Located across the river on a bluff, beside the Canterbury Hill Winery, make this a wonderful place to watch the seasons change.



\$229.9K

Holts  
Summit

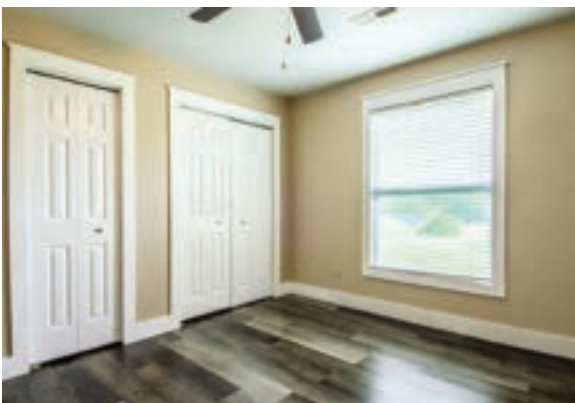
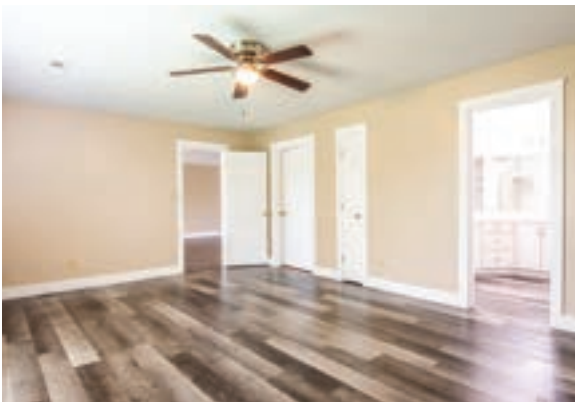
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2



1,690







5006

# Orchard Lane

Under Contract

This updated 4 Bed, 3 Bath home is on a cul-de-sac which is centrally located in Columbia. This home has a lot of charm, with new plank flooring, trim, paint, doors, and kitchen backsplash, + additional updates. The nicely sized living room showcases a specialty tray ceiling before leading into the kitchen dining combo. The kitchen has plenty of cabinetry space with upgrades like the new tiled backsplash. The primary bedroom has a private bathroom which has also been refreshed. The downstairs family room is spacious, along with a large bedroom, sauna room, and a bathroom. An additional room downstairs had been turned into a wrestling room by the previous owners and still has wall to wall mats and could easily be used for storage as the current owners have. Come see!



\$239.9K



Columbia



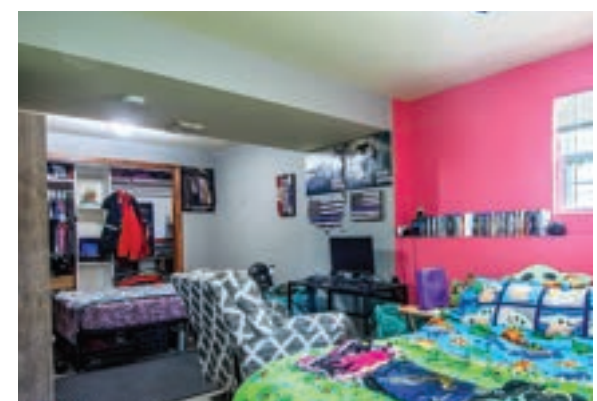
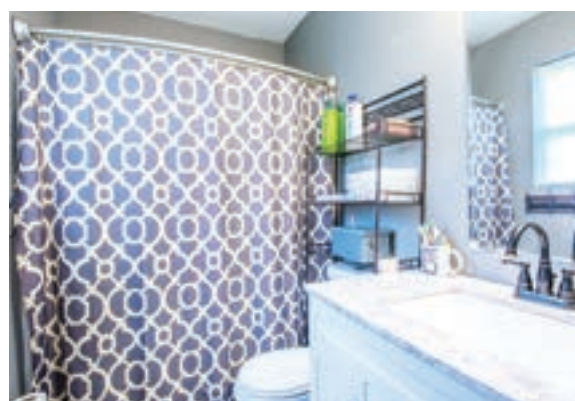
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3



2,943



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**McMICHAEL**   
*Team*



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



**MAKE THE SWITCH. CALL TODAY!**





3429

## State Road AA

Under Contract

1400 square foot home, 3 bedroom, 2 bath, 40 x 30 workshop, 2 pole barns (50 x 60 and 50 x 48) 2 sheds (both 24 x 24) all on 17 acres with 2 access locations off of a paved road. 2 ponds, woods, open grass, this property has a bit of everything. House needs work and updating.



\$225K



Holts  
Summit



3



2



1,400



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BUILD IT

## *Lots & Land*



# Legacy Estates

Main Level is a minimum of 1,450 sq. ft.

Split-Level is a minimum of 1,500 sq. ft. *(with 900 on the Main Level)*

Two-Story is a minimum of 1400 sq. ft. *(with 900 on the Main Level)*

Front side of the home shall be brick or approved hard surface







Just on the edge of town and minutes from direct access to Hwy 54! This upscale development features wide, paved streets and lots ideal for walk-out basements, many with wooded backyards. Several phase 1 lots are available and ready for you to build your dream home! Come take a drive through this wonderful development with many beautiful homes already constructed! Utilities include city sewer, electric and water.

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

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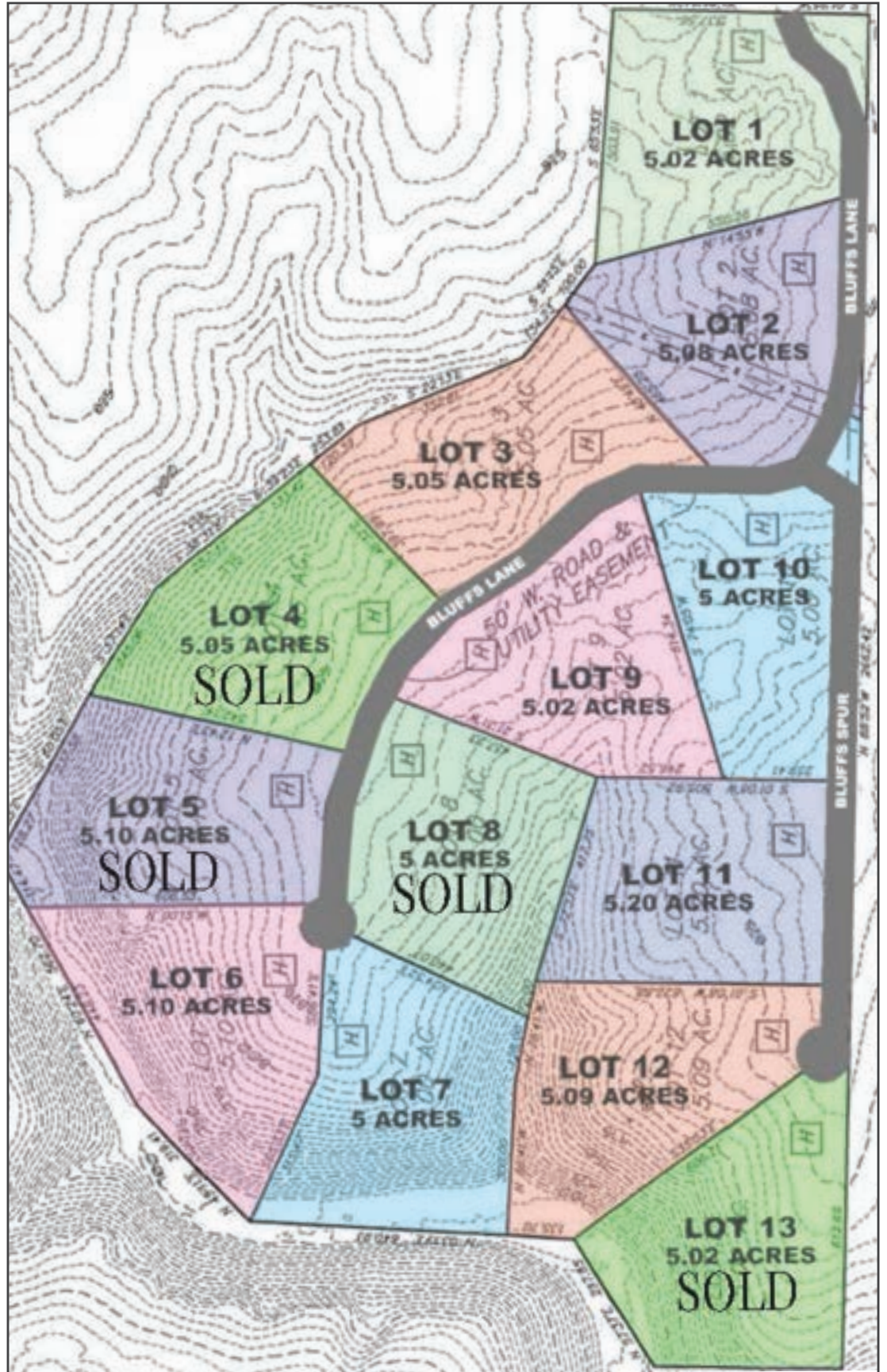


Lots 1-13  
**The Bluffs**

Several secluded places have been broke open recently & this one is my childhood favorite! Our family's land bordered the back part of what we called, "The Bluffs." Just across from here is where we used to sneak across, so I know every inch of this place, formerly the Rich Homestead. The first section was broke as city lots, but finally to the back, it was worth the wait! Every 5 acre lot is different, with some backing up to a series of bluffs & creeks; some are grass with woods as the back border; and some are solid woods. Perfectly placed off the prettiest ridge I have seen. Min. of 1,500 fin. sq. ft., no lagoons, private road, county water, Ameren Electric plus Callabyte High-Speed Internet. Put your hiking boots on and let me show you "The Bluffs" (without sneaking in this time)!







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## Sterling Ridge

Finally, we are 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. The yards are groomed & ready for a "Best Yard" competition, if there were one. Electric, water, & a subdivision treatment facility for waste water are all in place. There are mature trees making some lots very suitable for full walkout basements. There are also lots that would be ideal for larger slab homes if you are desiring to keep it all on one level. (Holts Summit)







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## Autumn Ridge Drive

0.96 acre lot for sale conveniently located minutes away from the Missouri River Bridge, minutes away from Highway 63 (to Columbia), and minutes away from Holts Summit. If needing a lot for commercial use, a duplex lot, or a triplex lot, you will want to see this property.



\$30K



Holts Summit



.96 Acres

9613

## Engineers Road

Weekend getaway spot for your camper conveniently located across the road from the Osage River on Engineers Road (Osage City). Public water is available at the meter on the property. Electric is available, but will require a meter to be set. Boat ramp access to river is across the street. Come spend your weekends with your favorite people and Spot!



\$35K



Jefferson City



.22 Acres



## Kayla Lane

7.8 acres close enough to be convenient yet, far enough away to be country. There are several locations on this 7.8 acre tract you will find to be ideal building sites. Surrounded with hardwoods, beautiful trees, privacy. Come see!



Holts  
Summit

7.8  
Acres



## Kayla Lane

7.9 acres close enough to be convenient yet, far enough away to be country. There are several locations on this 7.8 acre tract you will find to be ideal building sites. Surrounded with hardwoods, beautiful trees, privacy. Come see!



\$98.75K

Holts  
Summit

7.9  
Acres

## Sky View Drive

This 4.6 acre lot is conveniently located just minutes from Highway 54. If you need a lot to build that dream home, this is the lot for you. Come see!



\$63 .9K

Holts  
Summit

4.6  
Acres



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## LOTS 10 &amp; 11

**Dereks Way**

Located at the end of a private street, this lot is a perfect opportunity for anyone looking to build a townhome, or duplex with utilities (County Water, Ameren Electric, gas, and Sub Treatment Sewer) already available. Situated in a mature subdivision and located just off of County Road 4036. Nestled just two minutes for the MO Rover Bridge at the heart of Jefferson City and easy access to the Columbia corridor. Lying just perfectly for a walkout basement or single level home, this land is situated in a superior spot, offering a beautiful view of the terraced backyard and woods.



\$28K

Holts  
Summit.36  
Acres

\$28K

Holts  
Summit.28  
Acres

## 4

**East Simon Boulevard**

This 14.02 acres is a rare find! Situated at the end of a blacktopped road. This land is amazingly diverse and was part of a larger farm which has been in the same family for over 100 years. This land is partly fenced with grassland for animals. Laying just perfectly for a walkout basement or one-level home, this land is located in a superior spot just minutes from the heart of Holts Summit, but hidden away. The back of the property is definitely a backdrop worthy of your dream home! Imagine waking up to a bluff view with a creek running through the vast rocky outcrop.



\$146.3K

Holts  
Summit14.02  
Acres



“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.”



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#### TARGETED MARKETING

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#### 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!

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**Seen it.**

We've  
**Done It.**

We've  
**Been There.**

We've  
**Sold It!**