

JCMO AREA HOMES

FOR SALE



➔ 2711 W SCHELLRIDGE RD.
JEFFERSON CITY
\$670,000

Recycling & Real Estate – there are more similarities than you might think! Learn more inside...

Visit 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 & Henry 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 at magazines while waiting at doctor's offices, dentists, 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 Jefferson City and Holts Summit each month.

We just do more than most Realtors! We post 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 read? 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!



Discover why over 17 million homeowners trust State Farm®.

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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.



2711 W Schellridge Road



\$670K



Jeff City



3



4



2,851

Fully redone from the electrical /plumbing to the finishes/ furnishings, this remodeled home has presence + personality in a neighborhood known for its top-notch residences. Every room has been transformed into a modern, elegant oasis – and no expense has been spared. The facade

is stately, with its u-shaped drive + covered portico. Inside, the foyer and living space impress with their tall ceilings, electric fireplace, and grand staircase. They open to a modern kitchen with the finest finishes + appliances. A large dining area leads to a large laundry and garage. All three

bedrooms serve as luxury suites, with their own private bathrooms, balconies, and HVAC systems/water heaters. Outside, a covered patio, temperature-controlled in-ground pool, and hot tub beckon. This home is your Utopia.



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It's just us working for just you.



731

Rock Spring Lane

Stately trees line the cul-de-sac around this 5-bed, 3.5-bath home. A 1988 custom-build, it has aged gracefully into modernity w/ its earthy tones, picture windows, warm wood accents, & cozy cabin design. In the living room, the stone veneer of a wood burning fireplace draws the eye up to tall beamed ceilings. Formal dining leads into a large eat-in kitchen w/ an island + built-in office nook. The main-lvl master is lined with shaded windows; its private bath boasts a dbl vanity, shower, jetted tub, & walk-in closet. Upstairs, 3 beds share a full bath. Down is a family room w/ gas fireplace, wet bar, & an additional bed+full bath. Outside, a 2-level deck affords outdoor living, dining, & hot tubbing. Beyond, 8 acres of wooded land has trails, 3 cleared bow hunting locations, & a playhouse.



\$279.9K

Holts
Summit

5



4



3,490

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“We make prequalification easy. Don’t worry - we’ve got this!”

- KATHY YOUNG
Vice President,
Mortgage Lending

What documentation do I need?

KATHY: It’s actually pretty simple. Most of these items are located online and are easy to access, save, email or print. See the list of items needed for your prequalification below.

- Income Documentation
 - o Most recent 30 days paystubs
 - o Last two years W2s / 1099s
 - o Last two years tax returns (if self-employed)
- Asset Documentation
 - o Most recent 2 months bank statements

The key to being ready to buy a home is being prequalified. That way, you can act quickly and with confidence when you make an offer. With the information above, we can get you prequalified in minutes!

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.



SKY'S THE LIMIT
Commercial
+
Investment



It's just us working for just you.



1010

Missouri Blvd

This commercial property currently houses O'Reilly Auto Parts, and is leased through 2027. With a fully paved parking lot and convenient location, this property is a surefire source of income for the lucky buyer!

\$764,592	Jeff City	11,283



315

E Highway 5

Make this commercial building your residential home! This building previously served as a bank, but has high potential for flipping. Break room turned bedroom? Vault turned man cave? It's up to you!

\$140K	Gravois Mills	1	1,750



704

Grand Avenue

Take advantage of this two-story duplex! Each unit features newly installed appliances, a living room, eat-in kitchen, and two bedrooms with a shared bathroom. The upstairs unit has a private drive and separate entrance to the back deck. Find more info at jmoareahomes.com!



\$155K	Fulton	4	2	2,256

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11337

County Road 385

This one-of-a-kind property includes a 4,893 sq. ft. ranch home and 2 commercial buildings (currently rented for \$4,500/month) all on 63 acres. A large living room and dining area lead to a spacious custom-designed kitchen boasting oak cabinets, an oversized island and a huge walk-in pantry. Enjoy 2 tiers of decking featuring a hot tub and saltwater pool. A 2-car garage up, plus a 3-car garage down with an additional shop outside are a bonus. Adjacent to the home are 2 commercial buildings totaling 13,800 sq. ft. rented by an established business through Dec. 2020 and offers 9 offices, a conference room, break room, 2 bathrooms, 3 workrooms, utility room and heated 3-bay garage. A separate heated 6-bay garage with paint room, utility sink and storage are included.



 \$1,299,000
  Holts Summit
  5
  6
  8,463



CALL (573) 690-7268 TO SCHEDULE A SHOWING.



12005

County Road 4001

Whether you're looking to downsize or start a family, this treasured home is your ticket to smaller bills and the contentedness that comes with simpler living. On the main level, the cozy living area is ideal for game nights, featuring a large wood-burning fireplace and a bright picture window. Down the hall, 3 comfortable bedrooms share a full bath. The eat-in kitchen offers an abundance of cabinetry, stainless steel appliances, and a large pantry that's hard to find. In the summertime, there's plenty of space to grill out on the deck and/or lounge in the spacious sun porch with a glass of wine as you take in the spectacular view of the wooded area surrounding your private yard below. The lower level boasts a family room, storage space, a half bath, laundry facilities, and walkout patio.



\$219,900

Holts
Summit

4



3



3,046



**Green's Electrical
Contracting, Inc.**

New Construction
and Remodling

573-635-6614

The Three R's of Home Ownership

Recycling is just the final step of a larger process:

- 1. Reduce** [minimize the quantity/types of products you consume, thus the amount of waste you generate]
- 2. Reuse** [find other uses for it before placing it in the trash or recycle bin]
- 3. Recycle** [send it off to be turned into something new].

In the real estate industry, reducing would incorporate building with sustainable and recyclable products, where possible. It would also involve reducing the amount of material by decreasing the size of the house. Taking this to an extreme, think about the trend towards tiny houses.

After a house is built, whether a tiny house or a ten room mansion, when the owner no longer wants it, that is when we step in. As a real estate company we facilitate the reuse phase of a house's life cycle. We find homes new, loving owners.

In a throwaway society, imagine if houses were only used once, by one owner, and then gotten rid of! Think of all the materials that went into building the house that would be wasted. For well built and well maintained houses they can remain in the reuse phase for a hundred years or longer, passing through the hands of many owners.

Recycling homes generally doesn't occur until it is at the end of its usefulness. Unlike the recycling we place by our curb (plastics, metal, glass and papers) a house is not made of a

single material. It is a complex intertwining and layering of different materials, some of which are recyclable and other that are not. Here is a list of some of the common items that can be extracted & recycled from a house:

- **Architectural Salvage:** Doors, windows, millwork and fixtures in old homes have found a market with architects, builders and homeowners looking for unique additions when remodeling. When made with good materials, these items often outlive new items.
- **Roofing:** sheathing, terracotta, slate and cedar tiles can be reused. Asphalt shingles can be ground and recycled.
- **Brick:** can be crushed and reused, or, if the condition is good enough, it can be

reused whole.

- **Wood:** often the most valuable asset in the older homes due to the prevalence of old-growth timbers. Much of the wood can be reused or repurposed.
- **Metal:** Can be melted down and reformed as other metal products. Recycle or sell metals at scrap yards.
- **Concrete:** Makes up much of the weight of a house. It can be crushed and recycled.

So, next time you enter your home, or are looking for a new home, remember that a house is a living, breathing structure that can take care of you for a lifetime, as long as you take care of it!

10934

Schiebel Drive

Say hello to the goldfish as you pass by the decorative pond & enter this unpretentious 4 bed, 3 bath home! An open floor plan is accentuated by airy ceilings in the living room, which continue into the adjoining kitchen+dining combo. Down the hall, the master suite boasts its own walk-in closet & ensuite bathroom. Two additional main-floor bedrooms share a full bath. Downstairs, a bonus family room, bedroom, full bathroom, and one-car garage (in addition to the main 2-car garage) all offer plenty of extra space. Out back, trees bisect the land & offer privacy from the neighbors. Beyond the trees is a deceptively spacious lawn – just hop across the streamlet, and there's plenty of level land for outdoor games & gatherings! While away an evening on the balcony-style back deck – you're home.



\$192K



Holts
Summit



4



3



2,237



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SUITABLE FOR
Horses



629 Redwood Drive

Built in 1920, this 4 bed, 2 bath home has all the makings of a quiet country paradise. On the main level, enjoy a sizable master bedroom, living room, and formal dining room (incl. fireplace)! A breakfast bar and white cabinetry complete a spacious country kitchen, and a side room boasts a full bathroom + laundry facilities. Off the kitchen, a large wood deck is perfect for grilling. Upstairs, discover another full bathroom and three large bedrooms. Out back, a 30x50 barn conversion provides storage & extra living space with a stackable washer and dryer, rich wood ceilings, a large bar, full kitchenette, and updated bathroom with a tiled shower. 3 garages and 2 horse stalls are below. Outside, a stocked pond, outbuilding, and fenced acreage offer plenty of space for horses or recreation.



\$140K

New
Bloomfield

4



2

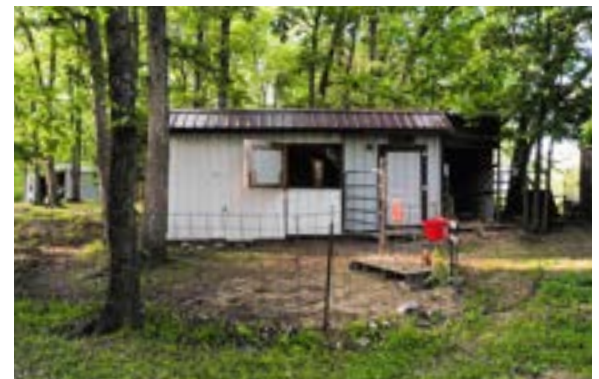


2,228

466

Route U

This backwoods country cottage ticks all the boxes – and without breaking the bank! Sitting on two acres of beautifully wooded land, this well-maintained manufactured home boasts a covered front porch, full walkout basement, main level laundry, fully applianced kitchen, and large deck to enjoy the swaying trees out back! Nestled back amongst the trees, a detached 16x24 guest house is equipped for visiting family and friends! Across the yard, a single-stall shelter is outfitted to house a horse. A large, grassy acre of cleared land offers space for outdoor recreation, and grocery shopping is incredibly convenient with Shirk's Country Market just a minute down the road. This one's got it all!



\$139.9K



Centertown



3



2



1,100

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10973

State Road BB

Those in search of heaven on earth need look no further than this 49-acre farm, which offers diverse topography, three fully-stocked ponds, vast workshops, and a newly-renovated farmhouse. The outdoors offers

plenty of options for recreation: hunting, fishing, swimming, and target practice in a bona fide private shooting range are all at hand! Indoors, the remodeled farmhouse feels like a country lodge with its wide-open floor plan, granite countertops, fireplace, bamboo flooring, and exposed beams. Upstairs, two bedrooms share a full bath while the large master boasts its own master bathroom with a tiled shower. Large picture windows throughout the home look out on mature trees and a large pond with dockside access. Take it all in from the wrap-around porch or gazebo! Welcome to paradise.



\$670K



Tebbetts



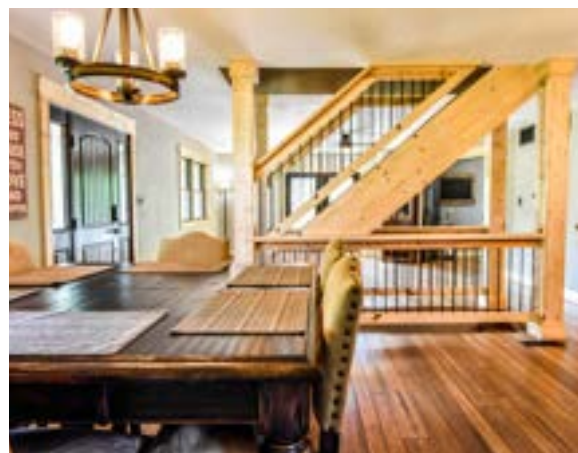
4



4



2,979



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SPARKLING
New Builds

Serenity Subdivision, Holts Summit

One size doesn't fit all – find out what style of home best suites you in this new development! Forget dated and cookie-cutter: each new build in Serenity Subdivision has its own unique foot-

print and distinct finishes.*Please note: this is a new subdivision will not be found on GPS. Take Highway 54E to AA/OO Exit, right at S. Summit Drive, right onto Shelton, right on Zachary.



425

Zachary Court

I-level slab | 3-car garage | Covered Back Patio

\$184.9K	Holts Summit	3	2	1,494



430

Zachary Court

Split Level | Raised Back Deck | Corner lot

\$199.9K	Holts Summit	4	3	2,065



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CALL (573) 690-7268 TO SCHEDULE A SHOWING.

Southwind Meadows, Holts Summit

This prestigious neighborhood in a suburb of Jefferson City is the perfect place to break ground on your dream home. Large lots allow you to build bigger, with a minimum of 1,800 sqft for a ranch style home on the main! Pick the lot that suits you best: one conducive to a I-level home, or one suited to a walkout basement – always overlooking a level yard. Go with those fine finishes: natural gas and Callabyte internet are

available to make that ever-coveted gas range and fiber internet a reality! Don't compromise on livability: situated within the Jefferson City school district and a short evening stroll down to Lake Mykee, this development is in a desirable location. Paved roads + sidewalks are maintained by the county with an annual \$125 HOA fee. Opportunity awaits at Southwind Meadows! View the subdivision plat online at jcmoareahomes.com.



13 Usonia Drive  \$34K



19 Usonia Drive  \$34K



4 Broadacre Drive  \$34K



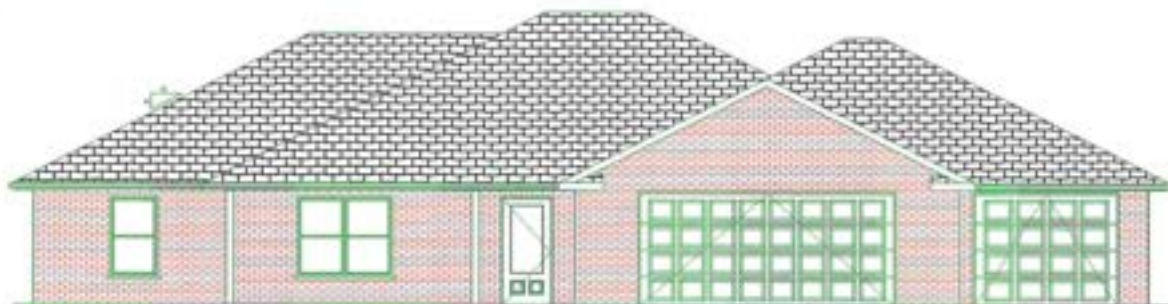
6 Broadacre Drive  \$34K



20 Kirk Drive  \$34K



21 Kirk Drive  \$34K



22 Kirk Drive



\$252K



Holts Summit



3



2



1,849

Don't sacrifice the conveniences of the city OR or the peace and quiet of the country – this home has both! Built within the quiet, suburban setting of the prestigious Southwind Meadows subdivision, this one-level home boasts a custom kitchen, level yard, 3-car garage, and convenient location! Just 5 minutes from the city and within the Jefferson City School District, shopping, dining, and entertainment are just a coin's toss away. Don't feel like going out? Stay in and relax on the covered porch, or luxuriate in the Master Suite with its walk-in closets, tiled master shower, and double vanity sinks. You'll appreciate the designer touches – vaulted ceilings, custom cabinetry, and a 6ft kitchen island will wow your guests! This one's a home worth showing off.



3206

Crystal Court

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!



\$229.9K



Jeff City



3



2



1,640



214

Pioneer Trail Dr.

This five bed, three bath house is situated within the sought-after Lexington Development. A high quality home has been constructed with only the finest materials and craftsmanship! The interior is light and airy with an open floor plan and contemporary finishes, like plank flooring & gold hardware. Feast your eyes on the designer kitchen built with hickory custom cabinetry from JB Custom Cabinets, granite countertops, and a center island. Off the kitchen, a covered concrete suspended patio overlooks a level yard. The luxurious master suite has a private walk-in shower and dual vanities. 2 more bedrooms share a full bath. Head downstairs into a fully finished family room with a gorgeous gas fireplace. A third garage, bathroom, and 2 bedrooms round out the lower level.



\$351K



Jeff City



5



3



2,785

CALL (573) 690-7268 TO SCHEDULE A SHOWING.

8010

Poor Farm Road

This new construction is nestled on 3 acres of land. You'll enjoy the fireplace in the family room, as well as the custom cabinets, large island, and pantry in the kitchen! Enjoy time alone in the master or outdoors on the back patio!



8070

Poor Farm Road

This newly constructed I-level home sits on three acres, and features open beam ceilings, a spacious kitchen, and a master suite that's to die for!



SPARKLING

New Builds



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CALL (573) 690-7268 TO SCHEDULE A SHOWING.



135

N Capistrano Drive

This brand new 2,398 sqft main level home has little to maintain and a LOT to love! Enter from the covered front porch or oversized 2 car garage (w/ attic storage) into a beautiful open floor plan. A formal dining area flows seamlessly into the white designer kitchen, which comes equipped with custom cabinets, granite countertops, a gas range, and a farmhouse sink. A large island offers sight lines into the living room, where vaulted ceilings are grounded by a stone gas fireplace. Beyond, natural light streams in through the picture windows of the four seasons room. Next to the laundry/mudroom, the master suite is its own private oasis – separate from the three additional bedrooms + full bath. It boasts a large walk-in closet, a jetted bath tub, double vanities, and a large walk-in shower.



\$315K



Jeff City



4



2



2,398



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UNDER CONTRACT IN LESS THAN 24 HOURS!

These homes went on the market and flew right back off! Sad you missed them? Follow "JMCO Area Homes" on Facebook to see new listings BEFORE they officially hit the market!



LOTS

Greenwood Hills



LOTS

Sterling Ridge



READY TO SUBDIVIDE

Parkview



ACREAGE LOTS

Prairie Estates



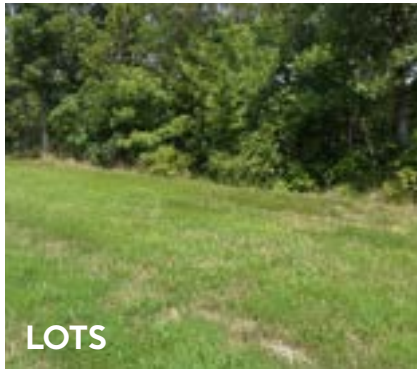
107 ACRES!

The Cedars



LOTS - See more on Pg. 13!

Southwind Meadows



LOTS

Legacy & Renn's Lake



LOTS

Cedar Woods on the Creek



20 ACRES!

Rolling Hills



80+ ACRES!

TBD Audrain Road 918



44 ACRE TRACT!

TBD 44 Eglin Drive



63 ACRE TRACT!

TBD 63 Eglin Drive

A BLANK SLATE
Lots + Land



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TBD

County Road 407

244 acres of diverse land – just 10 minutes from downtown Fulton! 128 acres are currently leased and planted with crops. The remainder would be perfect for dividing into smaller plots of land, pastures, or for recreational use!



\$1,122,400



Fulton

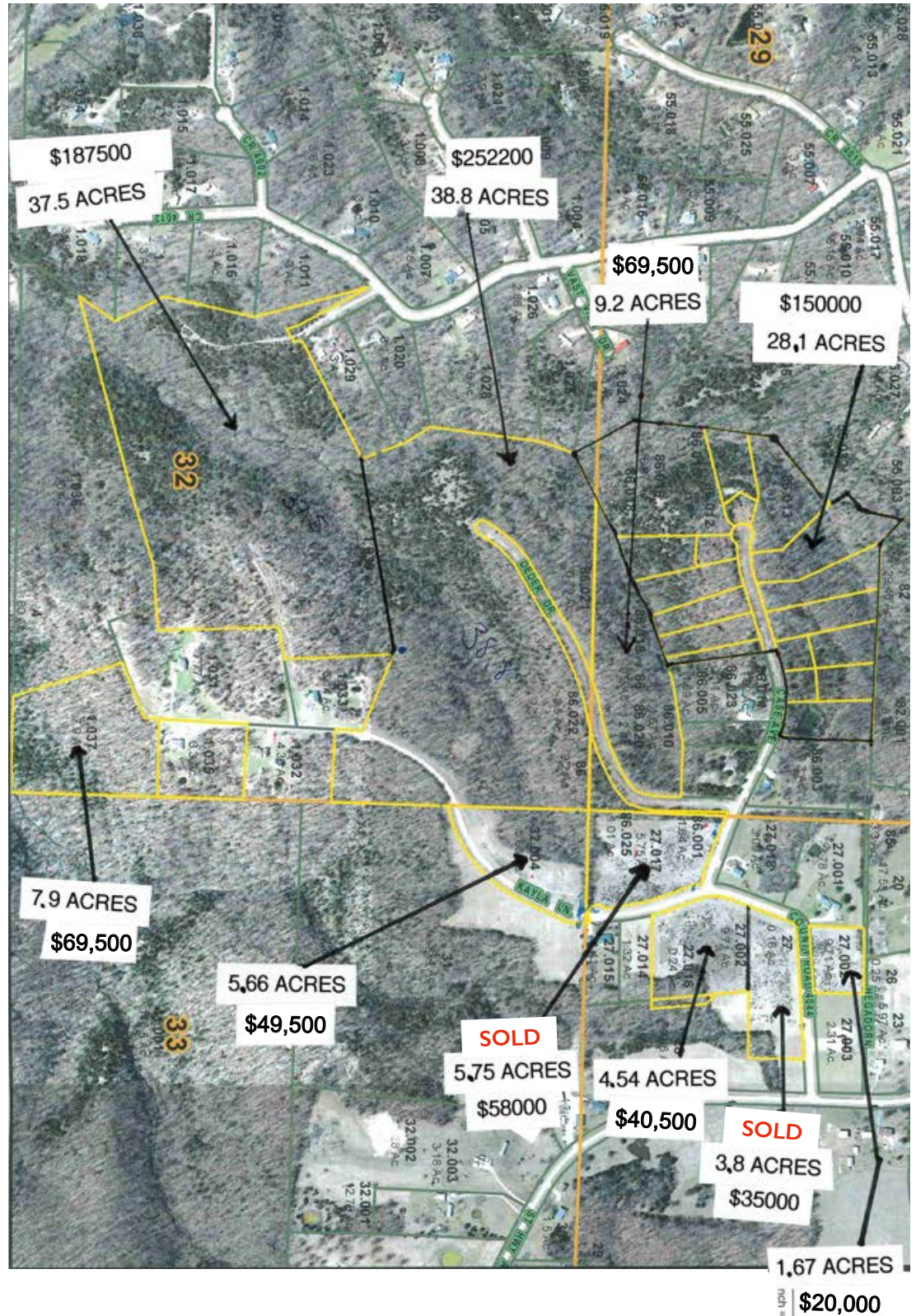


244 Acres



Holts Summit Acreage

Just off of AA, you'll find spacious tracts of land off of Kayla Lane, Deder Drive, County Road 4044, and Case Avenue. Water and Electric are available for connection but are not currently on the property – a true blank slate!



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WE'RE NOT A *fine* STORE; WE'RE A *find* STORE.



Vintage • DIY • Outdoors | 106 Boonville Road | Closed M+Tu 11-6 W-F 10-4 Sat 1-4 Sun

ShopGirlJeffCity

7115

Heritage Highway

Whether you're looking to downsize or start a family, this treasured home is your ticket to smaller bills and the contentedness that comes with simpler living. On the main level, the cozy living area is ideal for game nights, featuring a large wood-burning fireplace and a bright picture window. Down the hall, 3 comfortable bedrooms share a full bath. The eat-in kitchen offers an abundance of cabinetry, stainless steel appliances, and a large pantry that's hard to find. In the summertime, there's plenty of space to grill out on the deck and/or lounge in the spacious sun porch with a glass of wine as you take in the spectacular view of the wooded area surrounding your private yard below. The lower level boasts a family room, storage space, a half bath, laundry facilities, and walkout patio.



\$129,750



Jeff City



3



2



1,362

CALL (573) 690-7268 TO SCHEDULE A SHOWING.

6110

Route B

Built in 1950 and well-loved into the 21st century, this quaint 3-bed 1-bath home is move-in ready! The front facade foreshadows the charm within, with a covered porch, updated white door, and shade from mature trees. Inside, enter into a light-filled living room. Original hardwood floors and trim work preserve the charm of the home throughout. An unconventionally large kitchen has updated appliances and plenty of space for a large island. A sliding barn door keeps the roomy laundry room out of sight. 2 spacious bedrooms share a sparkling full bath, just updated! Aspiring designers and handymen will find simple, but rewarding projects left to be done at their leisure: a sunroom and upstairs bedroom have the potential for inspired design! A small but sweet back lawn completes the home.



\$139.9K



Wardsville



3



1



1,327



MORE THAN
15,000
HOME-RELATED
INSPECTIONS
COMPLETED!

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INSPECTION
SERVICE LLC

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5306

Kenview Drive

 \$154.5K
  Jeff City
  3
  2
  1,528

Situated in a quiet neighborhood within the Capital City High School district, this split-level home is the perfect fit! Walk straight into the living area to take in the lofty cathedral ceilings and soft natural light before turning into the formal dining room. On a warm summer evening, head out the sliding doors to enjoy dinner on the deck! The paved patio and large, level yard provide plenty of space for






yard games. Back inside, a spacious galley kitchen comes fully equipped with modern appliances and a pantry. Upstairs, relax in the master suite, with its own full bath and double sinks. Two more bedrooms and an additional full bath round out the upper level. On the lower level, an oversized 2-car garage and spacious unfinished basement offer ample storage and space for future growth!



11750

Treeline Ridge

This custom 2 story home is scenically placed on 15.8 acres, and has a 2-car garage shop with a wood-working room, for a total of 5 garages! With a wood-burning fireplace in the living room, screened-in back porch, and full finished basement with a wet bar, this home has it all!

 \$369K
  Holts Summit
  4
  4
  5,080



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2316 St. Mary's Blvd. Ste. 110, Jefferson City, MO 65109

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LIKE WHAT YOU SEE?

AUGUST 2019

JCMO AREA HOMES

FOR SALE



2711 W Schellridge Rd.
Jefferson City
\$670,000

Recycling & Real Estate – there are more similarities than you might think. Let us help you make the most of your home.

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MCMICHAEL Team

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WE OFFER OUR CLIENTS:



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TARGETED MARKETING

Once it hits the market, we'll get your home in front of the right audiences through our 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!

*****ECRWSEDDM****

Residential Customer

PRSR STD
U.S. POSTAGE
PAID
HOLTS SUMMIT,
MO
PERMIT NO. 9991

August Open Houses

Saturday, August 10

2711 W Schellridge Road	\$670,000	10-11am
5306 Kenview Drive	\$154,500	11:30am-12:30pm
10934 Schiebel Drive	\$192,000	10-11am
10973 State Road BB	\$670,000	11:30am-12:30pm

Saturday, August 17

731 Rock Spring Lane	\$279,900	10-11am
11750 Treeline Ridge	\$369,000	11:30am-12:30pm
6110 Route B	\$139,900	10-11am
7115 Heritage Highway	\$129,750	11:30am-12:30pm

Saturday, August 24

430 Zachary Court	\$199,900	10-11am
425 Zachary Court	\$184,900	10-11am
3206 Crystal Court	\$229,900	11:30am-12:30pm
135 N Capistrano Drive	\$315,000	10-11am
214 Pioneer Trail Drive	\$351,000	11:30am-12:30pm

Sunday, August 25

8010 Poor Farm Road	\$299,000	1-2pm
8070 Poor Farm Road	\$249,500	1-2pm

None of these times work for you? No worries! Simply call our office at (573) 690-7268 or visit us at 369 S Summit Drive in Holts Summit to set up your private showing!

SOMETHING'S NOT QUITE RIGHT HERE....

Something isn't quite right in the cover photos of these past magazine issues... Can you find out what it is? Answers are below each picture!



MCMICHAEL Team