

August 2020

# JCMO AREA HOMES

FOR SALE



→ 2616 Huntleigh Place  
**\$229,000**

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

Looking to remodel your home but don't know where to start? Check out page 19 to see what the experts say!

**McMICHAEL**   
Team



**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 the Jefferson City area 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!



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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.

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**CALL ME TODAY.**





2616  
**Huntleigh Place**

This prestigious 2-story is in the sought after Schellridge Estates. When turning into this neighborhood, the picturesque setting leads to this home midway down towards the cul-de-sac. This grand outside only gets better as you walk around to the shaded backyard & gathering area. Stepping into the foyer of this colonial house, leads to a circle-around main level & stairs to the 2-story. Have plenty of room with the living and family rooms which include a brick fireplace encompassing one wall. The kitchen showcases the backyard with a wall of windows & outlets to the BBQ area. A substantial amount of cabinets plus center island makes this kitchen roomy where you can have an eat-in table plus formal dining room. New roof, siding, gutters and garage door. This one is a must see...

-  \$229K
-  Jefferson City
-  4
-  3
-  2,190








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

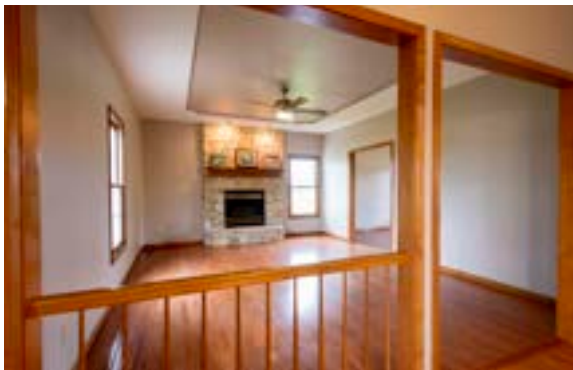
**It's just us working for just you.**



## 9645 County Road 367

Impressive estate on 14+/- acres w/50x40 shop, horse barn & 1.5 acre lake + Geothermal heat. Scenically facing Meadow Lake Country Club's golf course, the 4,293 sq ft home is picturesque on a long lane. When entering, the entryway showcases the stairs to the 2nd story & hardwoods lead to the dining rm followed by a large kitchen open to the family rm. Oak cabinetry & granite countertops are enhanced by the center island & eating area. Just off the kitchen, a 4-seasons rm & 30x16 deck overlooks the expansive property & lake. Roomy master suite has jetted tub & shower. Family rm & office are down w/storage & wet bar. Shop: Radiant-tubing heat, insulated, 2-10ft doors, RV hook-ups (3), 220 electric. Barn: 3-Stalls, 1 foaling stall, oak-lined

				
\$529.5K	New Bloomfield	4	4	4,293



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315

## E. Highway 5

Make this commercial building your residential home! While this building previously served as a bank it has high potential to be transformed into a perfect home. A break room in the back could be converted into a bedroom, and a vault room would make the perfect man-cave. While you could make it your ideal home it is still ideal for commercial endeavors as well. Year built is estimated by assessor's office. Items not included in sale which will be removed by seller prior to closing: ATM and ATM canopy where applicable, all furniture, fixtures and equipment (including security equipment), all signage (including pole signs where applicable). Take a look at this one of a kind location!








 \$140K
  Gravois Mills
  0
  0
  1,750

8

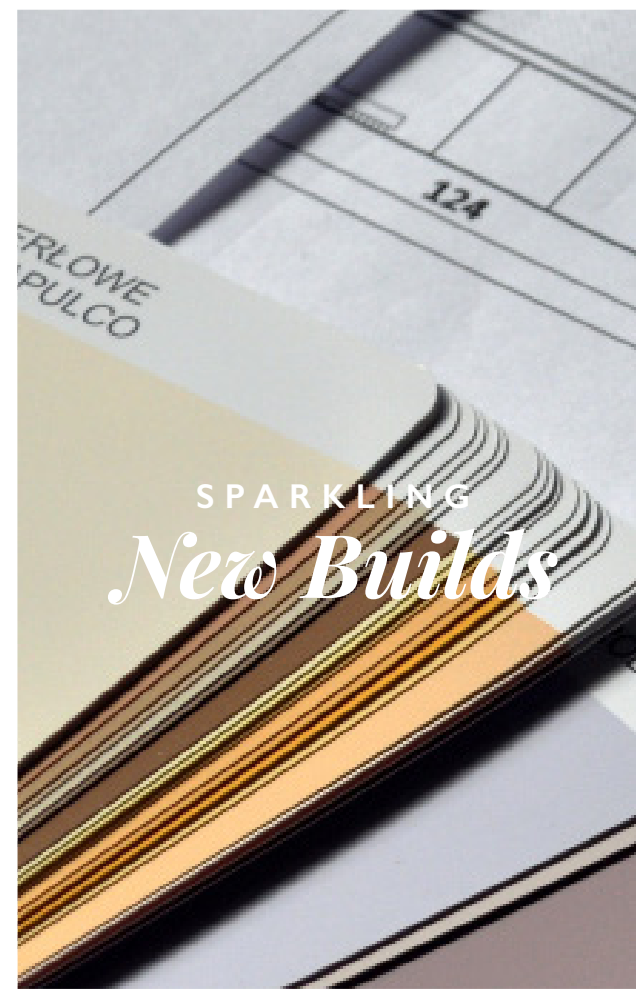
## Lindenwood Place

This beautiful home is being built at the end of the Cul-De-Sac on Lindenwood Place. See 4 or 9 Lindenwood Place listing to see this builder's finishes. Call listing agent for more details.

 \$299.9K
  Holts Summit
  3
  2
  2,476



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10952

# Hunters Creek Road

(Under Contract)

Getting new roof prior to closing. This 1-owner home is ready to move into! The 4 bedroom, 3 bath home has always been cared for with an oversized level yard. When you enter, the spacious living room leads to the large kitchen with separate dining area. You will enjoy the walls of oak cabinetry with a breakfast bar. The deck, right off the kitchen, will be where gatherings and BBQs and gatherings will start. Just down the hall is the huge master bedroom with adorable accent windows. The master has a private bathroom plus a long walk-in closet. On the lower level, there is a bathroom plus family room where you can walk-out into the backyard. The 2 car garage has an area that can be accessed for a ton of storage under the living room.



\$193.5K



Holts  
Summit



4



3



2,100

2589

# State Road AA

Charming home nestled off the road in a picturesque setting. This house will warm your heart and bring back times of "yesteryears." Cared for and loved, the 4 bedroom, 2 bath home has an addition with a master bedroom, large bathroom & spacious family room. When you enter the main level the original hardwood floors greet you leading into the kitchen. The kitchen is open to the family room addition and boasts a butcher block countertop that is stylish and fits with the era. The massive family room overlooks the level backyard & patio just perfect for grilling and enjoying. Upstairs is a delight with an open 4th bedroom or (could be) playroom. The 2 bathrooms have been updated and are stylish. Come see the winding driveway to this home where your dreams can be added to this home's history.



\$162.5K



Holts  
Summit



4



2



1,992

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This home is being built as a one-level ranch style home. This 3 bedroom, 2 bath home is in a gorgeous setting in the heart of New Bloomfield. Right across from the City park makes for a terrific spot for exercise and people watching. The durable vinyl plank flooring will be easy to clean as you cook in this custom-built kitchen by J&J Custom Cabinetry. The split bedroom design makes room for everyone to have their own space. This master is large enough for a king-sized bed

515  
**Glenwood Drive**  
 (Under Contract)

and has a private bathroom with a tiled floor shower plus walk-in closet. The level yard can be enjoyed on your back patio and make sure to plant a garden, there is just the right spot. The 2-car garage is ready for vehicles and hobbies. Walking distance to everything... enjoy this place you will want to call home!

				
\$187.9K	New Bloomfield	3	2	1,450



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116

# Center Street

Everything about this 3 bedroom, 2 bath beautiful home feels like it was made to be enjoyed. The cozy living room is open to the dining room and followed by the updated kitchen. Kitchen cabinets have been replaced with custom hickory cabinetry having accent wood grains displayed on the two full walls of cabinetry. The separate laundry room is just beyond with room for storage and an outlet to the level backyard. Enjoy your morning coffee on the rebuilt, spacious back deck while you watch playing happening in the backyard. Flooring in the kitchen and dining rooms have been updated with warm toned tile. The living room, hallway and bedrooms have been adorned with plank flooring throughout. This home is centrally located and ready for new owners...Welcome Home!



\$129.9K



Tipton



3



2



1,300



918

# Rock Hill Road

(Under Contract)

Gorgeous ranch home w/3 bedrooms, 3 full baths, and a fenced in large level backyard. When entering this perfectly kept home, you will love the openness of the living room into the dining room. The kitchen is updated with stainless steel appliances and solid surface granite countertops plus you will love how the kitchen area opens up to the family room on the main. The master bedroom has its own master bathroom that has been revamped with everything new, featuring a gorgeous tiled shower. Downstairs is an open family room with plenty of natural light, third bathroom, & private wet bar. The 2-car garage is down and opens up to additional parking in the back with a picturesque fenced backyard that is shaded with a play area. Belair & Capital City are the public schools for this home.



\$173K



Jefferson City



3



3



2,332





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all right here."**

**- AMY LUEBBERING**  
Senior Vice President,  
Mortgage Lending

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- We know what grant/down payment assistance funds are available to you.

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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.



3500

# State Road TT

All furnishings stay. This 1945 era 3 story barn has been handcrafted, over a lifetime, from one man's vision with finishing touches influenced by the "love of his life." His life's passion was started in 1960 when he purchased this adjoining piece. With ideas from European designs this farm was marketed as "Farm Stays In Missouri" where they welcomed guests. 2.5+/- acres, 2 decks, sunroom, 3 full baths, 2 more in the treehouse (guest house), a potential of 7 bedrooms and balcony over looking the old hay loft. An adventurous 3rd level with the master bedroom, bathroom plus a balcony for moonlit nights. The 3 car garage has what they call the treehouse apartment on the 2nd story. Fenced pastures & stables for small livestock.



\$350K



New  
Bloomfield



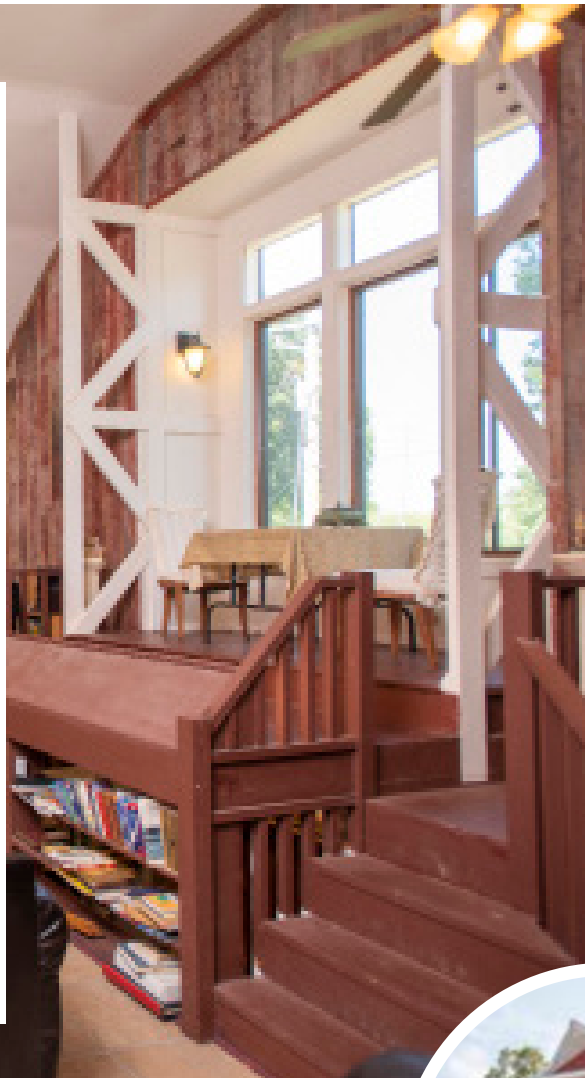
7



5



2,806



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704

## Grand Avenue

(Under Contract)

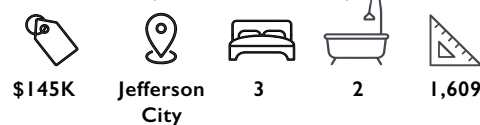
Brand new two-story duplex with all appliances included. The units are accessed from two separate areas with the main level entrance in front and having a backdoor. The upstairs unit is accessed from the rear and has a private drive around the side. A spacious living room is located on each level next to the kitchen with breakfast bar. Each unit has an open floor plan with plank flooring and carpet in the bedrooms. Both units are two bedroom and 1 bath plans. An investor would be ready-to-go with this property, everything is complete. See Disclosure for a Mold Report and Remediation Report-See Disclosure for Mold Report and Remediation Report. Crawlspace was closed after building which caused the problem.



1703

## Cedar Valley Road

(Under Contract)



This home is at the end of the street with 2.77 acres. Enjoy this country feel right outside town with woods behind. Nestled on the perfect setting, this 3 bedroom 2 bath home showcases many updates from flooring to custom tiled showers. You will be amazed at the openness of the eat-in kitchen with updated tiled backsplash and newer appliances. The kitchen leads to an 2-tiered 35x20

deck with the bottom level ready for entertaining. The master bedroom has an updated bathroom with new vanity, tiled shower, flooring and toilet. The hall bathroom has been completely remodeled too. Downstairs a cozy family room features a wood burning fireplace and access to the 2-car garage, laundry room, and back decks. Enjoy the peaceful tranquility with the scenic woods in the backyard.



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5416

# Kenview Drive



\$229.8K

Jefferson  
City

3



2



1,715

This fabulous new build is on the prettiest lot around with mature trees and a farm behind. The one-level slab has 3 bedrooms with a split floor plan for privacy and 2 full baths. When entering, the open living room, with cathedral ceilings, lead right into the open kitchen accented by a 6-foot island. The kitchen is designed for the family cook to love making homemade meals. A 12x12 patio is right off the kitchen to enjoy the privacy with no rear neighbors while BBQing and admiring the level backyard. There is even a covered front porch for a 2nd sitting area. Rudd HVAC system with heat pump makes this home economical to heat and cool. The oversized garage and level driveway are added bonuses too. This quality builder is a perfectionist and on the job everyday...pride in his work!



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309  
**Northrup Avenue**

Upon entering this cozy 3 bedroom home, you will notice the warm, natural light that fills the open living room and flows into the kitchen. The kitchen showcases beautiful and abundant cabinetry with a large glass patio door and scenic view of the backyard garden. The dining room, with a full desk and cabinets, also doubles as a workspace. The master bedroom is well lit with a private bathroom. Two additional bedrooms offer added space and options for a personal office or child's playroom. The lower-level boasts a large family room, with great space for entertaining guests, as well as, a space for crafts of all sorts. There is another driveway along the side for additional parking. A beautiful garden and spacious backyard are ready for you to relax and enjoy quiet tranquility. Come see!



\$209.9K



Holts  
Summit



3



3



2,335

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# 3105 Frog Hollow Road

(Under Contract)

This charming home has been loved for 43 years by the same owner. On 1.7 acres, this 3 bedroom, 2 bath home raised a family with wonderful memories. New roof (due to hailstorm) was just installed & replacement windows, some carpet has also been updated. This spacious acreage has woods behind with an extra lot as part of total package where the shop was used for woodworking. A full downstairs has a family room + kitchen & bonus room. Parking around back has plenty of room for all your recreation vehicles. Front porch & carport make a perfect area for lounging outdoors in a covered area. The family is in the process of packing up everything is out on beds & tables. The septic will be brought up to Cole County code before closing.

\$159K	Jefferson City	3	2	2,609

# 5432 Collier Lane

(Under Contract)

Charming 3 Bedroom, 2 1/2 bath, 1,450 Sq Ft home with great curb appeal. You will love the vaulted ceilings, as well as the 2 car garage and large windows. The back deck with a storage shed and fenced in backyard are just a few reasons to love this potential future home.

\$108K	Jefferson City	3	3	1,450



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## 110 Main Street

Price Reduced!

This one-of-a-kind building has been in the heart of Bonnots Mill since the late 1800's. A block from the Osage River access + train tracks, history is certainly here. Built as the General Store (which was operating years ago) and across from the historic bank, feed store and downtown buildings, this old building has seen the test-of-time. As the world around it changed, this old glory stood as the center of this bed-&- breakfast town. The small town just needs someone energetic to appreciate the old buildings and save the Main Street area. Having 2 tiered front porches, spanning the whole building, plus a 3-BR apartment on the 2nd story. Having a rear entrance, a business can be run on the main level while living above. 2 garages are along the side + an office for another business.



\$61.5K



Bonnots  
Mill



3



2



1,824

## 1425 Eastview Drive

(Under Contract)

Nestled within a neighborhood in the heart of the woods, this home gives the term "one of a kind" a whole new meaning. This 4 bedroom, 3 bath home is beautifully designed with soaring ceilings in a backdrop of windows. These windows are not only a focal point but part of the Passive Solar architectural design. The shelving in the living room is added from the yester-years of the old downtown JC drugstore. The large great room leads into the open kitchen where you can enjoy a close-up view of nature each morning as you sip your coffee. Enjoy the 4 seasons room with oversized wrap-around deck just beyond. An addition includes an oversized garage + an expansive master with jetted tub, long vanity & plenty of storage. This home has always been cared for. New roof to be installed due to hail.



\$167K



Holts  
Summit



4



3



2,401

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133

# Park Street

**(Under Contract)**

This home is being built as a one-level ranch style home. This 3 bedroom, 2 bath home is in a gorgeous setting in the heart of New Bloomfield. Right across from the City park makes for a terrific spot for exercise and people watching. The durable vinyl plank flooring will be easy to clean as you cook in this custom-built kitchen by J&J Custom Cabinetry. The split bedroom design makes room for everyone to have their own space. This master is large enough for a king-sized bed and has a private bathroom with shower plus walk-in closet. The level yard can be enjoyed on your back patio and make sure to plant a garden, there is just the right spot. The 2-car garage is ready for vehicles and hobbies. Walking distance to everything...enjoy this place you will want to call home!



\$175K	New Bloomfield	3	2	1407

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3212

# Crystal Court

**(SOLD)**

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. Yard will be sodded. Welcome Home!

\$233.5K	Jefferson City	3	2	1,640

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429  
**Hutton Lane**

**(Under Contract)**

This is a duplex that has been maintained throughout the years and is in good condition. Each unit is 2 bedroom, 1.5 bath, with a family room down. Basement garage allows for additional space. Each unit rents for \$625.




				
\$139.9K	Jefferson City	2	1	2,590

684  
**Westminster Place**

**(SOLD)**

What a wonderful ranch style home on a quiet less-traveled street less than 2 minutes from Hwy 54/Center St. Exit. This 3 bedroom, 2 bath home has a full, walk-out basement ready for future expansion. There are so many possibilities with open space for more bedrooms and a family room down. Back to the upstairs, the open floor plan is all on one level with an open kitchen/dining to the living room. The main has been redone with fresh paint and flooring. The master is separate from the other 2 bedrooms with walk-in closet and private bath. Oak cabinetry surrounds the kitchen with breakfast bar. Dining room even has a propane wall heater as a back up heat source. You will love the front style of this home with classic dormers and a covered porch spanning the entire front.



				
180K	Holts Summit	3	2	1,470



425

# Spring Avenue

(SOLD)

This grand home was built by Lexington Builders, one of the areas premiere builders. Looking almost new & nestled at the end of the development, this ranch style home has privacy. The 3 bedroom, 2 bath home has a full unfinished downstairs just waiting for the next owner to design their space. When entering, the foyer is adorned with hardwood flooring that carries into the kitchen & dining room. The open floor plan lets the living room & kitchen combine into a large space with room in the dining room for everyone. This master has one of the best bathrooms designed with separate vanities, jetted tub, walk-in closet; plus, just open a door into the laundry room that outlets to the hall & then garage. The back covered porch is where entertaining will happen with the privacy of the woods behind.



\$295K



Holts  
Summit



3



2



2,035



2962

# County Road 496

(Under Contract)

Enjoy peaceful country living with this fixer upper that's just a short 10 minute drive to the Capital City. This home on 20 acres includes a detached garage, a machine shed, and other out buildings. Come see your next country home today!



\$174.9K



New  
Bloomfield



2



1



1,363

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## 2019 REMODELING IMPACT REPORT

As a Realtor, I am always asked what a homeowner can do to make their home's value increase. I am rarely asked about remodeling without the above question being asked in unison. Most homeowners feel they need to justify their remodeling adventures by increasing their investment.

Each year, the National Association of Realtors compiles a report narrowing these two thoughts into an informative resource giving a quantitative reason for remodeling along with Realtors' opinions on increasing a home's value.

Only **18%** of homeowners remodeled because it was **time for a change**. With **34%** of homeowners remodeling because of **worn-out surfaces, finishes and materials**. The report ranks projects according to Realtors' ranking of projects appeal to buyers and according to the likely value to the home for resale.

How many do-it-yourselfers do we have out there? **36%** of homeowners **did the project themselves** with the rest contracted the job out.

**The most important reason for remodeling: after remodeling 74% of owners have a greater desire to be IN THEIR home.**

The full 2019 Remodeling Impact Report where a "value" and "joy score" is put to each remodeling project, is available on our website at [mcmichaelrealty.net/remodeling](http://mcmichaelrealty.net/remodeling). Enjoy all the information and if you have any questions, I am just a text or call away.



## TOP 10 INTERIOR PROJECTS TO INCREASE RESALE VALUE

- 01 Complete Kitchen Renovation
- 02 Kitchen Upgrade
- 03 HVAC Replacement
- 04 New Master Suite/Owners' Suite
- 05 Bathroom Renovation
- 06 Basement Conversion to Living Area
- 07 Add New Bathroom
- 08 New Wood Flooring
- 09 Hardwood Flooring Refinish
- 10 Attic Conversion to Living Area



## TBD E. Simon Boulevard

This 23.18 acres is a rare find! Situated at the end of a blacktopped road and just outside city limits, this land is just amazing. Part of a larger farm which has been in the same family for over 100 years. This land is fenced into several pastures with plenty of grassland for cattle and horses plus wonderful woods for hunting. Lying just perfectly for a walkout basement home, this land is situated in a superior spot just minutes from the heart of Holts Summit, but hidden away. The back of the property is God's Country and the backdrop where you will want to build your dream home. Imagine waking up to a bluff view with a creek running through the vast rocky outcrop. This is a property that only comes along once in a lifetime and was regrettably sold as part of a larger farm.



**Directions: Highway 54E to State Road OO/AA Exit at Holts Summit. Right onto E. Simon Blvd. Follow blacktop to end. Property starts straight ahead to the right & is fenced. Farmhouse is not part of this property; will access from the top part of the driveway.**

Holts Summit 23.18 \$228K



### 3 Highway C Prairie Estates

Fulton 6 Acres \$45K



### Legacy Estates

Jefferson City – 30 lots available!



### Cedar Woods on the Creek

Jefferson City – 6 lots available!



### Greenwood Hills

Fulton – Only a few lots left!

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# Looking to Build on Acreage?

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 Kayla Lane, Deder Drive, County Road 4044, and Case Avenue. Utilities are available – a true blank slate! Call the McMichael Team, today! (573)-896-9991.



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11337

# County Road 385

Price Reduced!

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.



- \$1,099,000 - Complete Package
- \$490,000 - 2 Commercial Buildings Only



Holts Summit



8,463



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...and we're **HELPING JUST YOU**  
*getting married too!*



It was a beautiful day at Chickasaw State Park in Henderson, TN, despite the forecasted rainy weather. Friends and family of our Office Assistant, Ryan, gathered to witness his marriage to Kira. Although the actual ceremony was that afternoon, Sagamore Lodge was full that morning as preparations continued from the previous day. As the excitement was building throughout the morning, guests started filing in, pictures were being taken, and lots of laughter could be heard throughout the lodge. The ceremony went off without a hitch and went about as smoothly as it could (except when the happy couple left, their puppy, Lady, started barking!). An interesting tidbit about the wedding date: it took place on March 14th...Pi Day. Pi day was Kira's late father's favorite day of the year. Their first date was also on his birthday (September 1st)! It was truly a special day for everyone involved.

If you remember a few issues ago, I wrote an article about Scott & my trip to Hermann. After reading it, Ryan & Kira were inspired to check out the city for themselves...for their honeymoon no less! They had a great time enjoying all the local favorites. They went to the Chocolate Box, Wings a Blazin, and the Downtown Deli & Custard Shoppe to name a few.



Unfortunately, the town started shutting down while they were there due to Covid-19, so they didn't get to experience all that Hermann had to offer. However, they made the best of the situation. Instead of worrying about which attraction to visit next, it was the perfect opportunity to just walk around the town together and enjoy the scenery.

A lot of businesses say they are a family business. Our hope is to do more than talk about it. We want to show you that **it's just us helping just you.**



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Team

