

# JCMO AREA HOMES

FOR SALE



**3206 Crystal Court**  
**\$229,900**

Have you ever missed out on the “Perfect Home?” Check out the tips on page 15 to learn how to move on and find one even better.

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

**M<sup>c</sup>MICHAEL**   
*Team*





**Thanks** so much for taking the time to look through our magazine. The Kristina, Scott & Henry McMicheal 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 McMicheal 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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————— 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. Yard will be sodded. Welcome Home!


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**\$229.9K**




**Jefferson  
City**



**3**



**2**



**1,640**



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9463

## Erika Ln

Come home to a relaxing lake view! This 3 bedroom, 2 bath home is scenically placed along a lake providing complete privacy along the back. The open floor plan flows as you enter onto the dark

wood flooring spanning the spacious living room. The smells coming from this kitchen will be easy to make with 3 walls of cabinetry and an accessible eat-in area. The master bedroom layout will allow any size bed and has a master shower for even more adult privacy. Downstairs is a delight with room for a bedroom or gaming in the family room. Walk-out onto the patio and get exercise in

the level backyard. Walk towards the lake to join onto the paved walking trail where a level path awaits with scenic lake views. This one is ready for a new owner to make it their own. Come see your new home!



\$159.9K



New  
Bloomfield



3



2



1,657



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— 214 —

## Pioneer Trail Drive

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! 3rd car garage down. 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.



\$341K



Jeff City



5



3



2,785



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345

# Major Terrace

This completely remodeled home is on 2 +/- acres. Enjoy the rural setting of this rancher that is right in the heart of Holts Summit. On a private road with 2 other houses, this charming home has 2 garages plus 2 additional sheds. When entering this home, you will notice the distinguished gas fireplace accenting the kitchen and living room. An abundance of cabinetry is throughout the kitchen with a full wall designated as a pantry area and built-in shelving around a gorgeous fireplace. Gleaming oak cabinetry adorn the kitchen with an oversized breakfast bar and all appliances furnished. Remodeled throughout with updated bathroom, carpet, trim, and paint. The walkout downstairs has 2 additional bedrooms and wood burning stove in the family room. One owner for 35 years.



\$179.9K



Holts Summit



5



3



2,938



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8070

## Poor Farm Road

This 1-level home delivers on all of the fine finishes you've been wishing for! A gas fireplace is accentuated by open beam ceilings in the living room, and a large master bath has an elaborate stand alone shower that's to die for!



\$229.5K



Fulton



3



2



1,954



**T**hese neighboring homes have been newly constructed in a peaceful country setting! Each home sits on three acres of level land, and each has its own unique footprint + finishes. What do they share in common? Lush land, open floor plans, designer kitchens, sumptuous master suites, impressive living spaces, and enviable back patios!



8010

## Poor Farm Road

8010 Poor Farm Road offers more square footage than its neighbor, and has an upper level. After cooking up a storm in the vast designer kitchen with its oversized island and pantry, unwind in the master suite's jetted tub!



\$279K



Fulton



3



2



2,190



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3548

## County Road 4006

This home has 12+/- fenced, grassland acres ideal for horses and other livestock. Attractively decorated, spotless home with one-level living in the country. This small farm has an open floor plan inside with beautiful, large kitchen. When entering, the huge living room leads to the kitchen with gleaming oak cabinetry. The breakfast bar will be where everyone will gather with 3 walls of cabinetry. Six foot windows bring the outdoors right into the kitchen and living room. Spacious master has its own bathroom leading into the oversized laundry room. 4th bedroom is accessed just off the garage. Admire mature trees overlooking the 30x50 3-stall horse barn w/ tack room. Woods + pasture are just the perfect combo. The sewer system (septic/lagoon) has been brought up to county code. Come see!



\$245K

Holts  
Summit

4



2



2,126



1022

## Fairmount Blvd.

Reside amid classic architecture, hardwood floors, & a marble fireplace within this historic home in the heart of Jeff City! Enter into a sunroom w/ 3 walls of windows. Light from this room flows through open shelving into a large living area w/ a fireplace + shuttered windows. Admire the formal dining room before heading into an updated kitchen. Subway tile, stainless steel appliances, white cabinetry, and a skylight elevate this space. A cozy deck off the kitchen allows for al fresco dining. On the main level, 2 bedrooms share a full bath. The upper & lower level offer 2 addt'l bedrooms, 2 full baths, a family room, 1/2 bath, & utility rooms. Out back, a large paved area has space for patio furniture & leads to a 1-car garage. Below, a walled garden offers low-maintenance green space!



\$190K

Jefferson  
City

4



4



3,149





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Senior Vice President,  
Mortgage Lending

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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

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. This lovely couple's life's work is ready to be passed down to the next generation.



\$260K



New  
Bloomfield



7



5



2,806



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## 609 Memory Lane

This out of city limits home boasts a total of 5 car garages and a lower carport. With 1 basement garage, 3 outbuildings that hold 4 detached garages, a small garage for misc. equipment and a two story workshop. This spacious land comes with 2.6 acres. Built in 1956, this home was remodeled and additions were added in 1998. One of the additions is a large great room featuring a wood burning stove. Enjoy beautiful summer days outside on the huge 20x14 deck. The master suite has the potential to have a sitting room before entering the master. This is a large home having a total of 3600 sq. ft. with beautiful colors and gorgeous oak hardwood floors. This is the perfect home to get away from all the noise of the city and enjoy the country, but still be close to city limits.



\$194.9K



Jeff City



4



3



3,604



2463

## County Road 4042

This dreamlike country homestead sits on 5 acres of peaceful land complete with a chicken coop, fruit trees, and a 50x50ft fenced garden! Plus, enjoy paved roads, an electric RV hookup, & close proximity to city conveniences. Enter from the landscaped yard into a fully updated home w/ brand-new carpeting, engineered wood floors, trim-work, soft-close kitchen cabinetry, and more! On the main



\$229.9K

Holts  
Summit

5



3



2,837

floor, the master enjoys its own private bathroom, while 2 addn'l bedrooms share a full bath. The lower level offers 2,837 sqft of addn'l finished living space + large storage rooms. The downstairs family room boasts a wood burning fireplace + walkout patio, while 2 more bedrooms share another full bath. Outside, a deck overlooks the backyard, complete w/ a storage shed that backs to the woods beyond.



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# 2412 Kirk Drive



\$248.9K

Holts  
Summit

3



2



1,849

Don't sacrifice the conveniences of the city OR or the peace and quiet of the country. Built within the quiet, suburban setting of the prestigious Southwind Meadows subdivision, this one-level home is just 5 minutes from the city and within the Jefferson City School District. Walk into a

bright, open floor plan with modern plank flooring + traditional tray ceilings. Beyond the large living space, a designer kitchen has ample custom cabinetry, granite countertops, and a 9ft island. On warm summer nights, head out back to relax on the covered porch which looks out over a level

yard. Inside, luxuriate in the Master Suite with its large walk-in closet, tiled master shower, and double vanity sinks. Two more generously sized bedrooms, another full bath, and a 3-car garage leave room for growth!



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## 315 Fox Creek Road

A spacious 5-bed, 4-bath home is picturesquely perched atop a hill in the beautiful Schellridge Subdivision. Enter into a grand foyer, where tall ceilings draw the eye up a dramatic staircase. Relax in the front parlor before heading into a bright formal dining room. Continue into the living room, w/ its impressive stone fireplace + french doors to the back patio. Around the corner, the eat-in kitchen is one-of-a-kind, with unique wooden cabinetry + tin ceilings. The spa-like master suite is the picture of tranquility, with its own modern private bath. Upstairs, find 4 more bedrooms, 2 full baths, and a laundry w/ built-in cabinetry. The lower level has a large rec room, library/game den, & full bath. Outside, the back lawn is shaded by mature trees and boasts a large patio + storage shed.



\$274.9K



Jefferson  
City



5



5



4,437

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97

# S Larand Drive

Located in the desirable Lake Mykee subdivision, this lakefront property is the perfect place to make memories! Enter into an open floor plan, ideal for gatherings. An eat-in kitchen boasts a granite island, rich cabinets, and modern appliances. It opens to a huge living area, where hardwood floors gleam with light spilling in from a wall of windows. Doors open to a covered back deck which spans the width of the room. Head out to lounge in the sun, or – during colder months – stay indoors with a good book in front of the fireplace. The main level master boasts its own private bath. On the opposite side of the home, 2 more bedrooms share another full bath. Retreat to the downstairs rec room + 2nd kitchen, or walk out to the back lawn and set sail from your own private dock – Anchors Aweigh!



\$275K



Holts Summit



3



3



2,976



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# How To Get Over Losing Out On Your Dream Home

BY AARON BLUNT  
Realtor McMICHAEL TEAM

“I’m so sorry, they went with another offer.” It’s a shocking thing to hear; you’ve already moved into that dream home in your mind. It’s common to start second guessing yourself, even condemning yourself for not offering more money or better terms, but the truth is sometimes it just doesn’t work out. The next step is to figure out how to move on.

-Go Ahead and Mourn – It’s perfectly reasonable to mourn the loss of the “perfect” home.

-Take a Break – This might not be as easy as it sounds if you need to move, but even a short weekend off to regroup and refresh will allow you to continue the search.

-Understand What Went Wrong – It may be that you did nothing wrong and the seller got an all-cash offer 20% over asking, but it’s

still a good idea to talk with your agent about your offer, make sure you truly offered a fair price with reasonable terms and if not, make adjustments next time.

-List What You Liked About the Home – Make a list of the features you liked about the home – open floor plan, big yard, expansive view, etc. This will allow you to watch for these features as you continue the search.

Losing out on your dream home is sad, but it doesn’t mean you won’t find another home you love just as much. Take some time to think through the experience and keep going – there are so many homes to choose from, you’ll find another home to love.



Need something to read with your coffee?  
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321

# Schumate Chapel

No detail is too small when it comes to this new construction – trees have been planted for privacy, a heat pump has been installed for efficiency, and a third garage down leaves room to grow! Enter from the covered porch into an open floor plan with gleaming wood floors, vaulted ceilings, and an abundance of natural light. The designer eat-in kitchen, boasts custom cabinetry, a large pantry, granite countertops, and a large island. The master suite offers tray ceilings, recessed lighting, a walk-in closet, and its own ensuite bath with tiled shower. Two spacious spare bedrooms share an additional full bath. Enjoy the large deck just off the kitchen, or take to the walkout lower level where the possibilities are endless: over 1,000 sqft of additional living space has been studied and is ready to be finished!



\$269.9K



Jeff City



3



2



1,750



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## Ridge Fork

This gorgeous new build, on 4+/- acres, is in a scenic, rural setting. Boasting 3 bedrooms, this ranch-style home has a breathtaking backdrop of wooded trees just beyond the level, grassy yard. When entering, you will notice the durable Redondo Beach colored plank flooring from the Casabella Collection at Howell's Carpet. The dark grey flooring is trimmed out by thick, white trim and doors throughout the main level. Medium grey-toned walls lead you to the open kitchen with an 8-foot granite island allowing room for extra storage. Grey-stained custom cabinets from J&J Cabinetry accents the wood allowing both grey and brown tones to combine. The master bedroom has a tiled shower, double sinks and a walk-in closet. A full downstairs with 3rd car garage is ready for your expansion. Come see!



\$299K



Holts  
Summit



3



2



1,573




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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 [jcmoareahomes.com](http://jcmoareahomes.com)!



\$155K



Fulton



4



2



2,256



4023

## Old Highway 179

(SOLD)

If you want PRIVACY, here it is! This adorable and completely remodeled home sits at the end of the road in seclusion. In the last few years, this home has been updated with: All plumbing, kitchen sink/counter tops/backslash, bathroom updates, well pump pressure tank plumbing, all interior wall and doors in basement, new HVAC system, new basement tile, new water heater, basement wiring and electrical panel, new kitchen appliances, soffits and gutters replaced, new roof 2013...This spacious floor plan leads to the large living room addition centered around a wood burning fireplace. The kitchen has a center island and overlooks the 12'x28' deck where you will admire the seasons in privacy. The downstairs has another family room plus bedroom. With neighbors out of sight, you will relax here.



\$129.9K



Jeff City



3



2



1,971







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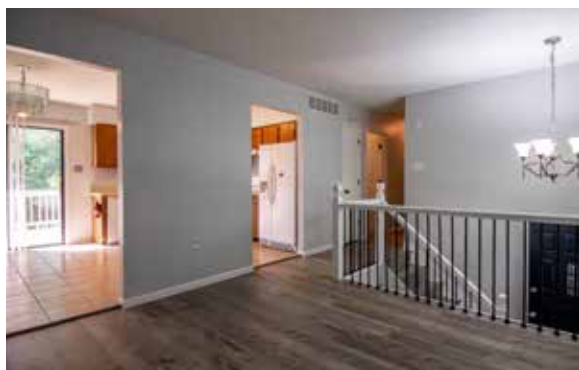
5429

# S Brooks Drive

 \$105K
  Jeff City
  3
  2
  1,440

When you walk in this split foyer you are instantly welcomed, and it feels just like home. It features an eat-in-kitchen, off of the cozy main livingroom. Enjoy relaxing days in front of the large livingroom window or enjoy lovely sunny days out in the spacious backyard or deck. The backyard is completely level and fenced. This home features all new

beautiful flooring, and a calming paint pallet. This home also has the convenience of the laundry room being on the main floor. With plenty of living space, enjoy down time in the spacious basement living space, complete with a second bathroom. Off of the finished basement living space is a large garage. This can become the home of your dreams.








11750

# Treeline Ridge

(SOLD)

This custom 2 story home is scenically placed on 15.8 acres, has a 2 car garage shop with wood-working room, for a total of 5 garages. From the grand staircase you will love the feel of this 5080 sq ft home w/ a formal dining room, living room, great room and even an old-fashioned keeping room. The center of this home has a brick wood-burning (good aire system) fireplace. The master is on the main with double vanities, jetted tub and separate shower. With 3 bedrooms upstairs plus a full finished down that could be used as a mother-in-laws suite with a wet bar and office (5th bedroom) this home has it all. Sit on the screened-in back deck overlooking a hunter's paradise. DO NOT USE GPS - Take Hwy 54 to Hwy AA, go 4 miles, left on County Road 4006, go 1.7 miles, left onto Treeline Ridge

 \$359K
  Holts Summit
  4
  4
  5,080

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### TBD Audrain Road 918 (Under Contract)

80 acres, situated by a golf course, located very close to Mexico City limits. Water and electricity available at property. This land is level with small wooded areas suitable for hunting or pasture development. This gorgeous fenced land has been used for pasture and includes several small ponds. The land is in a quiet, secluded area and ideal for a beautiful new build.



Mexico 80 Acres \$284K



### 3 Highway C *Prairie Estates*

Fulton 6 Acres \$45K



### TBD Davis Prairie Drive *Prairie Estates*

Fulton 8 Acres \$60K

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### Greenwood Hills

Fulton – 10 lots available!



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Jefferson City – 34 lots available!



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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**

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



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\*\*\*\*\*ECRWSEDDM\*\*\*\*

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Be My Valentine  
Realtor?

MCMICHAEL   
Team

