

JCMO AREA HOMES

FOR SALE

→ **315 Choctaw Ridge**
\$307,500



Are you searching for your dream house?
Don't make a move without an agent!
Turn to page 15 for the full scoop!

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

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 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!



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1184

Choctaw Ridge

Still a showcase, this newer home is stunning with gleaming hardwood floors that greet you upon entering. The spacious floor plan has an open design with soaring ceilings that magnify the space. Outlined with thick crown molding, the living room flows into the kitchen area to combine both rooms with a distinct, cohesive style. Kitchen comes complete with custom knotty alder cabinets and a large center island with cabinets underneath. Relax in the master suite accentuated by its over-sized luxurious bathroom with walk-in shower, jetted tub, double vanity sinks and a cosmetic area. Two large family rooms, a bar, and 2 added bedrooms are perfect for large or small gatherings on the homes lower level. Third car garage offers more storage to the ample amount readily available!



\$307.5K



Holts
Summit



5



4



3,828

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



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9463

Erika Ln

Still a showcase, this newer home is stunning with gleaming hardwood floors that greet you upon entering. The spacious floor plan has an open design with soaring ceilings that magnify the space. Out-

lined with thick crown molding, the living room flows into the kitchen area to combine both rooms with a distinct, cohesive style. Kitchen comes complete with custom knotty alder cabinets and a large center island with cabinets underneath. Relax in the master suite accentuated by its over-sized luxurious bathroom with walk-in shower, jetted tub, double vanity sinks and a cos-

metic area. Two large family rooms, a bar, and 2 added bedrooms are perfect for large or small gatherings on the homes lower level. Third car garage offers more storage to the ample amount readily available!



\$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

2020

The Year for a New Home



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



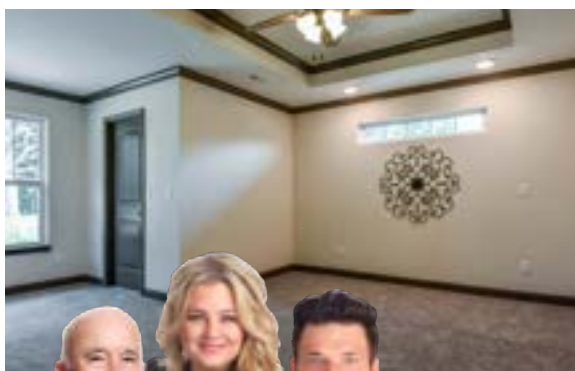
3



2



1,640



UNDER CONTRACT

425

Zachary Court

This newly constructed split bedroom design features a spacious living room with beautiful plank flooring that flows into the kitchen/dining combo. The kitchen provides optimal cooking space with a breakfast bar and ample custom cabinets. Off the kitchen, enjoy the outdoors on the extended covered deck. The master bedroom features decorative tray ceilings, canned lighting, a walk-in closet, and master bath with double vanity sinks. The two car garage is perfect for accessing this one-level home. This home is all electric with an energy efficient heat pump and foam insulation. Enjoy evening strolls or walking your pet on this quiet cul-de-sac with sidewalks and lighting. Located in the brand-new Serenity Subdivision, this home is not yet found on GPS. Visit jcmoareahomes.com for directions.



\$184.9K



Holts Summit



3



2



1,494

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8070

Poor Farm Road

This I-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



These 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



SPARKLING
New Builds



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789

Halifax Road

Built in 1956, this little brick ranch has that sought-after midcentury charm, and sits on a large corner lot big enough to divide. The roof was replaced 2 years ago, and updates over the years have kept it current. The living room boasts new flooring a large picture window, & a custom-built entertainment center. The kitchen is unusually large for its era, with an efficient layout + updated appliances. The pullout table + canned goods cabinet are delightfully nostalgic! Off the dining room, a sun room overlooks a fully fenced backyard. Mature trees dot the expansive lawn. A large metal shed has plenty of space for storage. Inside, an additional family room + laundry room offer more space. 3 bedrooms are simple & sweet. Modernize the full bath, and this retro house is now your dream home!



\$107.5K

Holts
Summit

3



1



1,445



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 alfresco dining. On the main level, 2 bedrooms share a full bath. The upper & lower level offer 2 additional 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

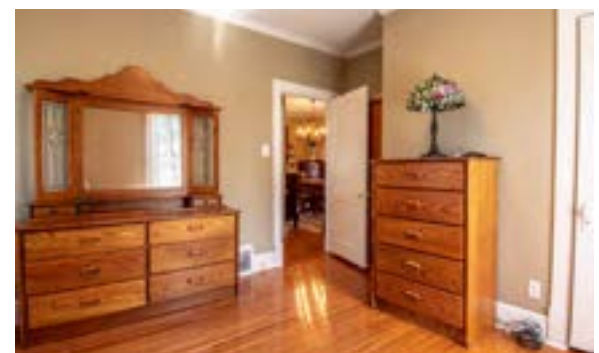
4



4



3,149



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- AMY LUEBBERING
Senior Vice President,
Mortgage Lending

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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



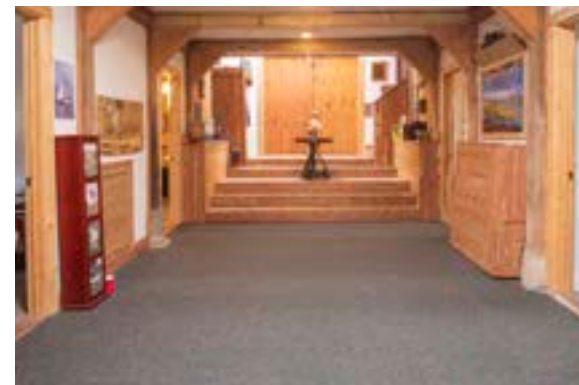
7



5



2,806



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UNDER CONTRACT

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

\$229.9K

Holts
Summit

5



3



2,837

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

floor, the master enjoys its own private bathroom, while 2 additional bedrooms share a full bath. The lower level offers 2,837 sqft of additional 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.



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



315 Fox Creek Road



\$274.9K



Jeff City



5



5



4,437

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 liv-

ing 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 bed-

rooms, 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.



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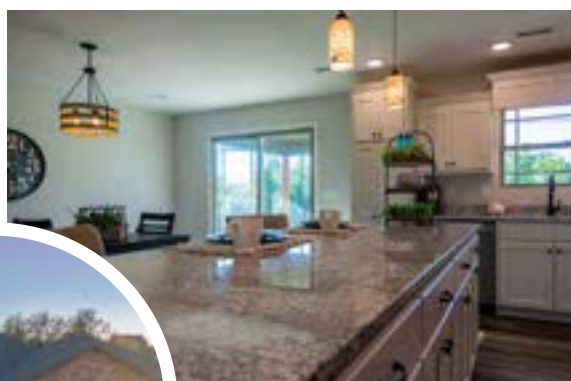
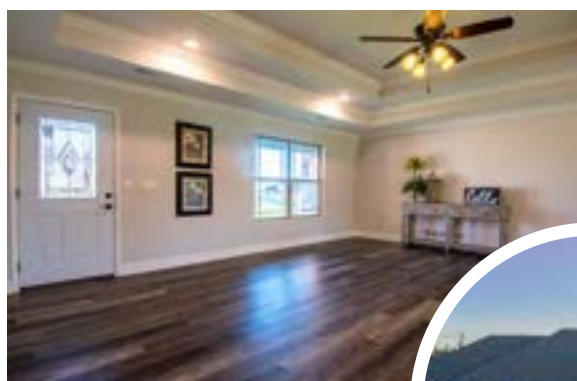
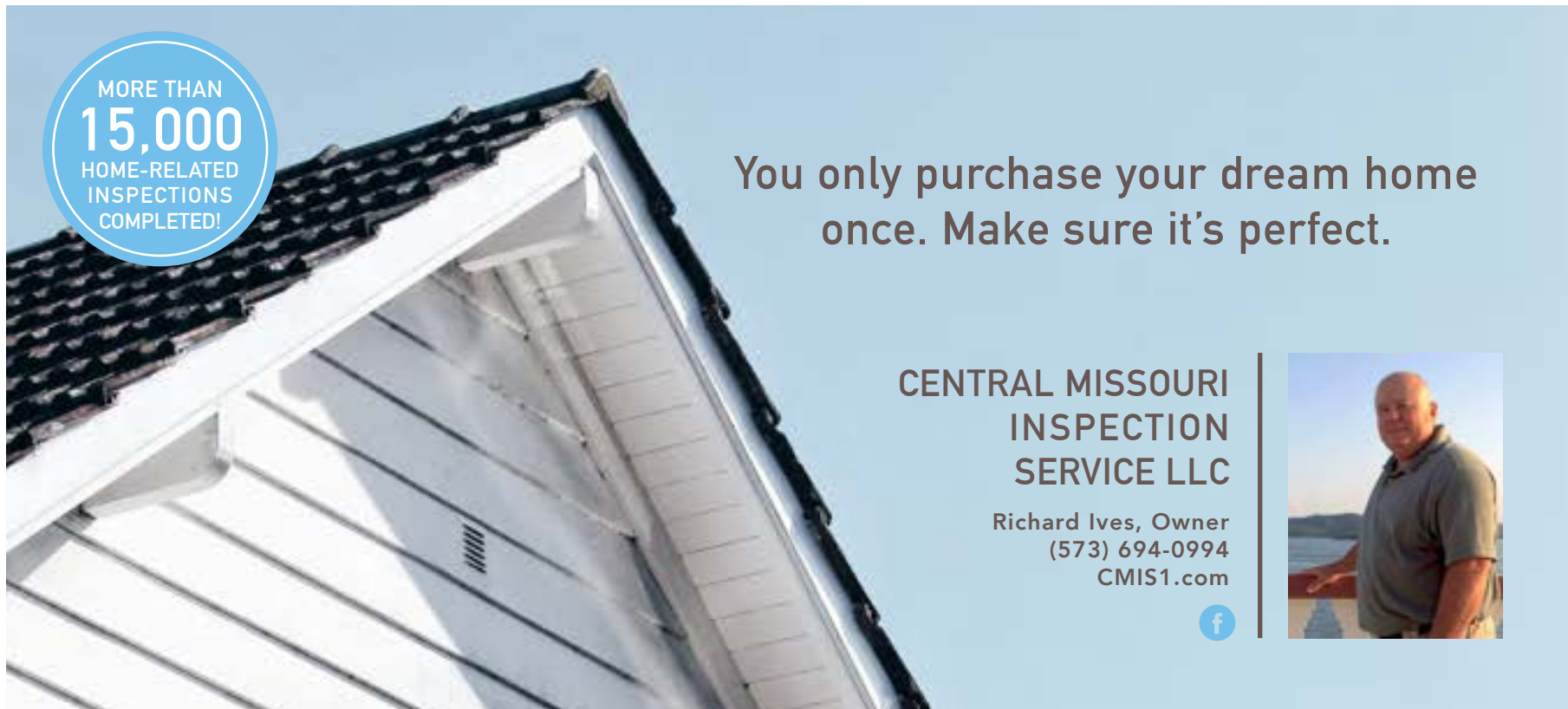
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2412

Kirk Drive

Don't sacrifice the conveniences of the city 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!



\$248.9K



Holts
Summit



3



2



1,849

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



2307

Yorktown Drive

2307 Yorktown Drive offers a beautiful open floor plan in a quiet neighborhood in Jefferson City. Upon entering, you will notice the living room, with cathedral ceiling, which flows nicely into the combo dining room/kitchen. The master bedroom is large and has its own bathroom with a walkout patio door. The other bedrooms are oversized as well, perfect for an office space. Up the stairs you'll find a second family room with ample space for activities. There is also another bathroom and bedroom on this floor. The backyard is spacious and perfect for grilling on a hot summer's day or relaxing in cool fall weather. Most appliances in the home are brand new and include a newer roof, 1 yr old water heater, and brand new fridge. This Yorktown home also offers abundant storage! Come see us!



\$169.9K



Jeff City



3



3



1,740

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5 Tips to Selling a Home With Tenants

BY MARY BLUNT
Realtor McMICHAEL TEAM



5 Tips to Selling a Home With Tenants

Communicate Early and Often – There is nothing complicated here, clear communication about the process and timing will alleviate the anxiety of the tenants.

Offer Financial Incentives – Consider offering some kind of financial incentive for their cooperation in moving schedules and showing requests.

Create a Showing Schedule – Work with your tenants to create a window of time each day/week for showings to minimize impact.

Provide a Cleaning Service – Make it as easy as possible for the tenants to keep the home clean and show-ready.

Be Flexible and Understanding – Above all, be willing to compromise when necessary.

Selling a property involves the basics of preparing the home and allowing access to potential buyers. When the property is still occupied by tenants, the process can become more complicated. Tenants in the middle of a move can find it difficult or even burdensome to keep the home in show-ready condition and allowing quick access to the home is certainly a disruption to their home life.

Fortunately, by following a few simple tips, you can minimize the impact on the current tenants while still selling the property for the best possible price and terms.

Need something to read with your coffee?
Look no further!! McMichael Team Blog's
are available for your viewing pleasure at
mcmichaelrealty.net/blog.



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!



\$287K



Holts Summit



3



3



2,976



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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






5

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!



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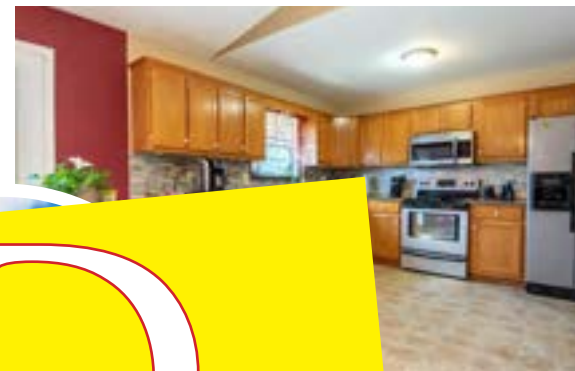
 \$299K
  Holts Summit
  3
  2
  1,573

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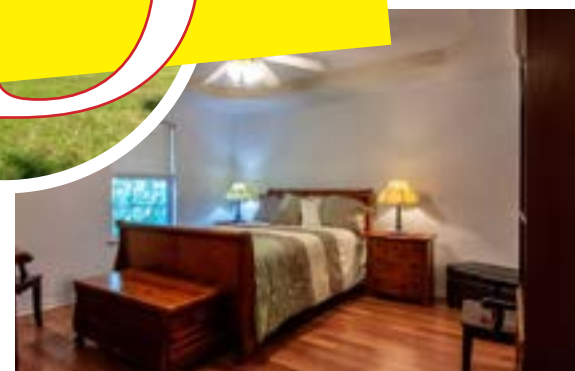
1580






Summit View

Don't let the front facade fool you – this home has plenty of space inside & out to run, play, and spread out! Enter from the 2-car garage into an open floor plan w/ new floors throughout. The living room has vaulted ceilings + bright windows. The kitchen features a new backsplash, stainless steel appliances, and a breakfast bar for an island + covered deck overlooks a large yard. The master has a private bathroom. Two additional bedrooms are available. Extra storage in the garage. Partially finished basement can be converted into a game room, family room, study, guest bedroom, or something else entirely!!



SOLD



 \$159.9K
  Hols Summit
  3
  2
  2,335



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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 jcmoarahomes.com!



\$155K



Fulton



4



2



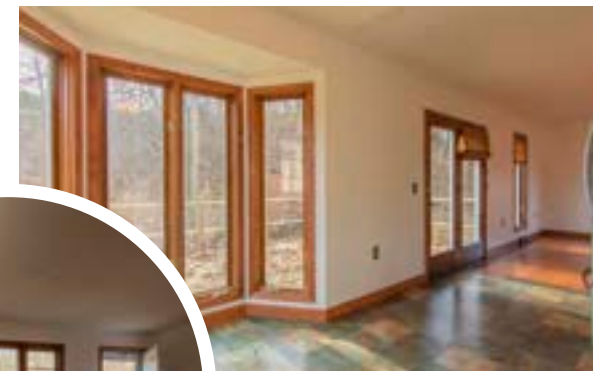
2,256



4023

Old Highway 179

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

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

5429

S Brooks Drive

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



\$105K



Jeff City



3



2



1,440

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

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

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



10417 Old Highway 54 New Land

New Bloomfield 11 Acres \$87.5K



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Greenwood Hills

Fulton – 10 lots available!



Legacy & Renn's Lake

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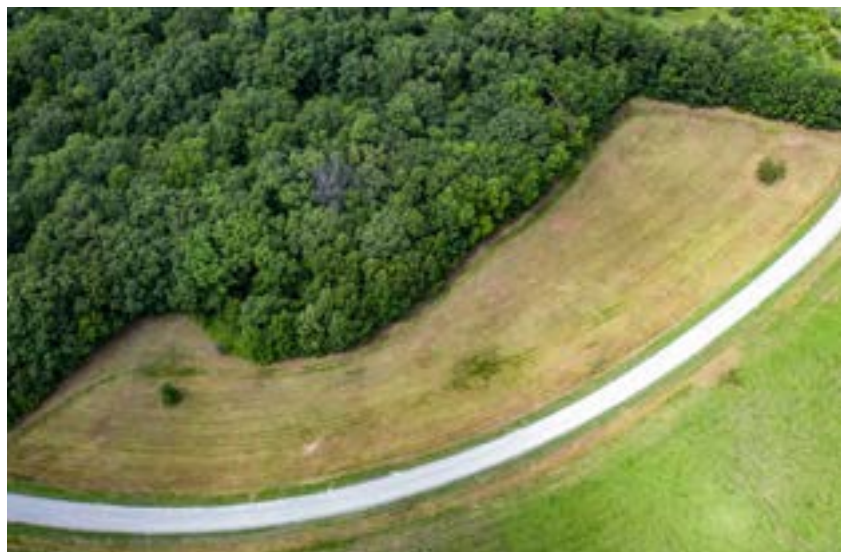
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DOOLITTLE LOTS & LAND

You won't find land like this anywhere else! Beautiful acreage ranging from 20k - 252k. Perfect for pasture and new developments. 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 for connection but are not currently on the property – a true blank slate!

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








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



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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Resolutions

Scott: To use less hair products (At least less hairspray).

Kristina: Stop multitasking on 20 things at once, 19 is fine.

Henry: Pay more attention to my cows ... and of course my wife too.

Business: To keep providing our communittee with excellent realty opportunities.



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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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