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JEFFERSON CITY



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

It's almost summertime and we have some ideas!
Check out some family fun ideas on page 4!

KRISTINA & SCOTT'S
McMICHAEL 
Team



THANKS so much for taking the time to look through our magazine. The Kristina & Scott's MCMICHAEL Team does everything it takes to get your home sold, which is why we started this magazine! There are a lot of people looking through magazines in doctor and dentist offices, hospitals, hair salons, accountants, gas stations, grocery stores, etc. We make sure these magazines are all over town! Plus, we mail them to residents of the Jefferson City area each month.

We just do more than most realtors! We post our listings in two Multiple Listing Services (Jefferson City and Columbia). Our listings are on all JC and Columbia Realtor's websites, as well as our own and the national ones. We use various social

media techniques to get our listings noticed. Check out our Virtual Tours because they are top notch! We use the latest camera equipment to gain just the right look for your home and even use our drone for the special shots no one else can get!

Not sure what to do to get your home ready? We can stage your home at no additional cost! The MCMICHAEL Team just wants your home to sell and sell quickly.

"It's Just Us. Helping Just You."

Want to know more? Text us at **573.690.2075** and we can send you our Seller's Guide, which is all about us, right to your phone! Talk to you soon!



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1010

Bannister Drive

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



\$329.9K

Jefferson
City

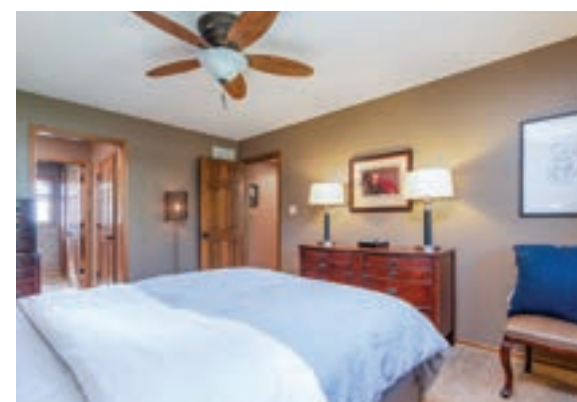
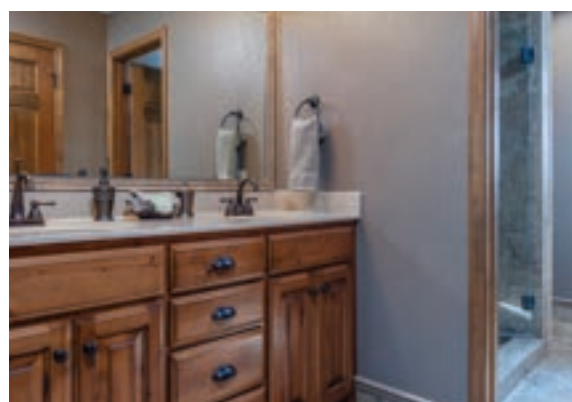
4



3



2,880



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Summer Family Fun

Written by Angel Stansbury

I am always trying to find new places to take my kids and ideas for things to do with them for some summer fun. Sometimes it's difficult to think outside our routines, so we thought we'd share a few of our favorites for outdoor activities with you.



<http://www.stmartinsmo.us/parks.html>

Niekamp Park does have a merry-go-round, great for inspiring nostalgia for parents and dizzying fun for kids. This park also has a lot of shade that is perfect for an afternoon picnic.

The **Niekamp Park** in St. Martins has a few alluring features if you are looking for a local community park. The merry-go-round was always a favorite on the playground when I was little. There doesn't seem to be very many parks that still have one though.

I live very close to the **Ellis-Porter Riverside Park** in Jefferson City, so I visit often and walk the paved walking trails through the rolling park. When my kids were little they played there often on warm days on the "little kids" playset, then eventually they graduated to the bigger play area. There are plenty of benches to sit around and watch as the children play, and they of course have a pavilion and many picnic tables with shade. I read recently that the Jefferson City Master Gardener's Club is planning a garden area around the portion of the park above the amphitheater – which would make it perfect for enjoying while walking the trails. I am very excited to see how beautiful it turns out. My kids and I enjoy going to the pool here as well. The pool is kept nice



<https://www.newstribune.com/news/2021/jan/24/late-spring-completion-hoped-riverside-park-amphit/>

and is big enough that even when busy everyone can enjoy. The little amphitheater got upgraded in a big way recently and is now the Capital Region MU Health Center Amphitheater and is going to be hosting many live concerts this summer with some pretty big names included. It may be a little biased because this one is so close to me, but it is definitely my favorite park.



Hibernia Station Park is a nice little park in Holts Summit that is quiet and relaxing. One of the best features of this park are the sprawling walking trails that extend into the large Greenway City Park, which has three ballfields.

If you're looking for a place for the kids to burn some energy and cool off in a waterpark, **Splash Pad in Fulton** is a great choice. Kristina told me about this park and I'm excited to take my kiddos for the afternoon. Kristina used to take a car-full of kids and Gavin to Splashpad for a day of outside entertainment.



http://fultonmo.org/splashpad-photo-gallery/nggallery/thumbnails/image/img_0348

Rockbridge State Park is full of natural beauty. This park has a large cave system, along with a "rock bridge" giving the park its name. The Devil's Icebox is also a feature at this park with its underground spring and creek.



<https://mostateparks.com/park/rock-bridge-memorial-state-park>

Along the way to this park, you can stop by **Strawberry Hill Farm** to pick up some beautiful potted plants to take home. There are also two horse riding farms with trails on the same stretch of road. Payten is going to a summer camp at one of them this year – an exciting place for anyone who loves animals and the outdoors.



<https://strawberryhillfarms.net/photos/>

If you're looking for something to do in the comfort of your backyard, I have a couple ideas on that too. Kristina once set up her yard into quadrants and teamed up Gavin and his friends for a classic game of **capture the flag**. She even painted rocks gold and hid them throughout the yard as "**Minecraft gold**". Of course the main goal was still to protect their own flag and to capture their opposing teams, but it added an element of something else the kids love in their game-play. For an added surprise, she had the kids' older cousins hide in bushes lining the yard; they would whisper to the players and grab their arms as they wondered by unsuspecting.



I am also planning a massive **NERF** war in my back yard this summer. I've always loved playing with NERF toys with the kids and I thought why not make a battleground in the backyard? We have lots of NERFs accumulated through the past few years, and almost every one of the kids' friends has their own collection. I've ordered a pack of 1,000 NERF darts on Amazon and plan to set them up in baskets at designated reload stations around the yard. Outdoor cushions and maybe some hay bails will serve as obstacles and cover positions. Its going to be EPIC! I know the kids will love it and we will all be worn out afterwards.



I hope you have some new ideas to start the summer with some family fun in the sun!



340

Northrup

Under Contract

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



\$350K



Holts
Summit



5



3



2,951



421

East Simon Boulevard

4.2 acres located on the outskirts of Holts Summit. Property includes two shops/buildings. One building is 32 x 50 and the other shop is 30 x 60 with cedar lined walls and insulation. Two minutes to Highway 54.



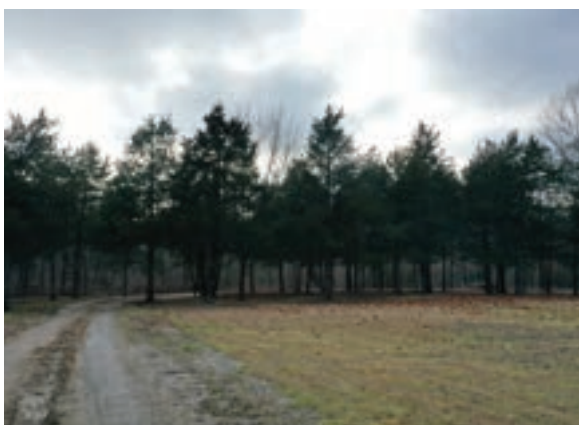
\$325K



Holts
Summit



4.2 Acres



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12204

Dogwood Drive

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



\$490K



Holts
Summit



4



3



2,630



3219

Victoria Court

Under Contract

Spacious 4 bed, 4 bath home in a charming cul-de-sac. Upon entering, vaulted ceilings soar to the 2nd floor walkway & an oversized fireplace is adjacent from a full wall of windows which frame the backyard. The eat-in kitchen has an over-abundance of countertop space, wood floors, sizeable island & pantry + gas stove. Love the formal dining area, which is large enough to accommodate the holidays. Off the kitchen, a screened-in porch is the perfect place to sit with coffee & enjoy the view of the backyard with its own waterfall! The primary bathroom is being renovated to include a walk-in shower (prior to closing). Two bedrooms upstairs are spacious & a 4th bedroom down, family room & 3-car garage make this home have it all! Come see this one.



\$319.9K



Jefferson City



4



3.5



2,832



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Heather Hagner

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7

East Simon Boulevard

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



\$371K

Holts
Summit

3



2



1,741

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15,000
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137

E Simon Boulevard

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



\$250K



Holts Summit



1,891



**Make the switch.
Call us today!**



1313 Industrial Drive, Jefferson City

573-635-6614



3429

State Road AA

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



\$225K

Holts
Summit

3



2



1,400



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BUILD IT

Lots & Land



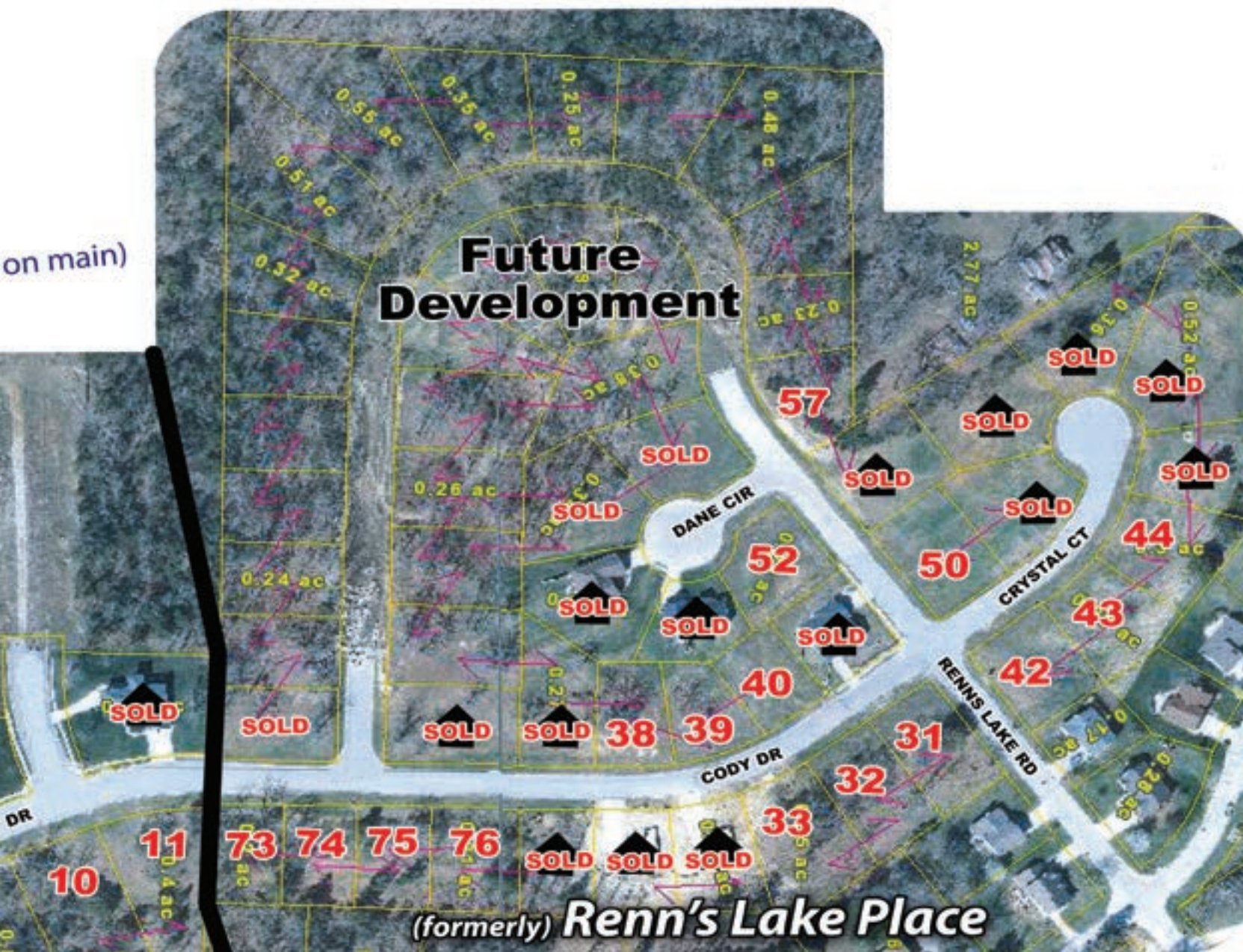
Legacy Estates

Lots 1 - 29 \$29,900

1 Story Houses: Min. 1,450 sq. ft on Main

Split Level: Min. 1,500 sq. ft. total floor space (900





Lots 31 - 76 \$24,900

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

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

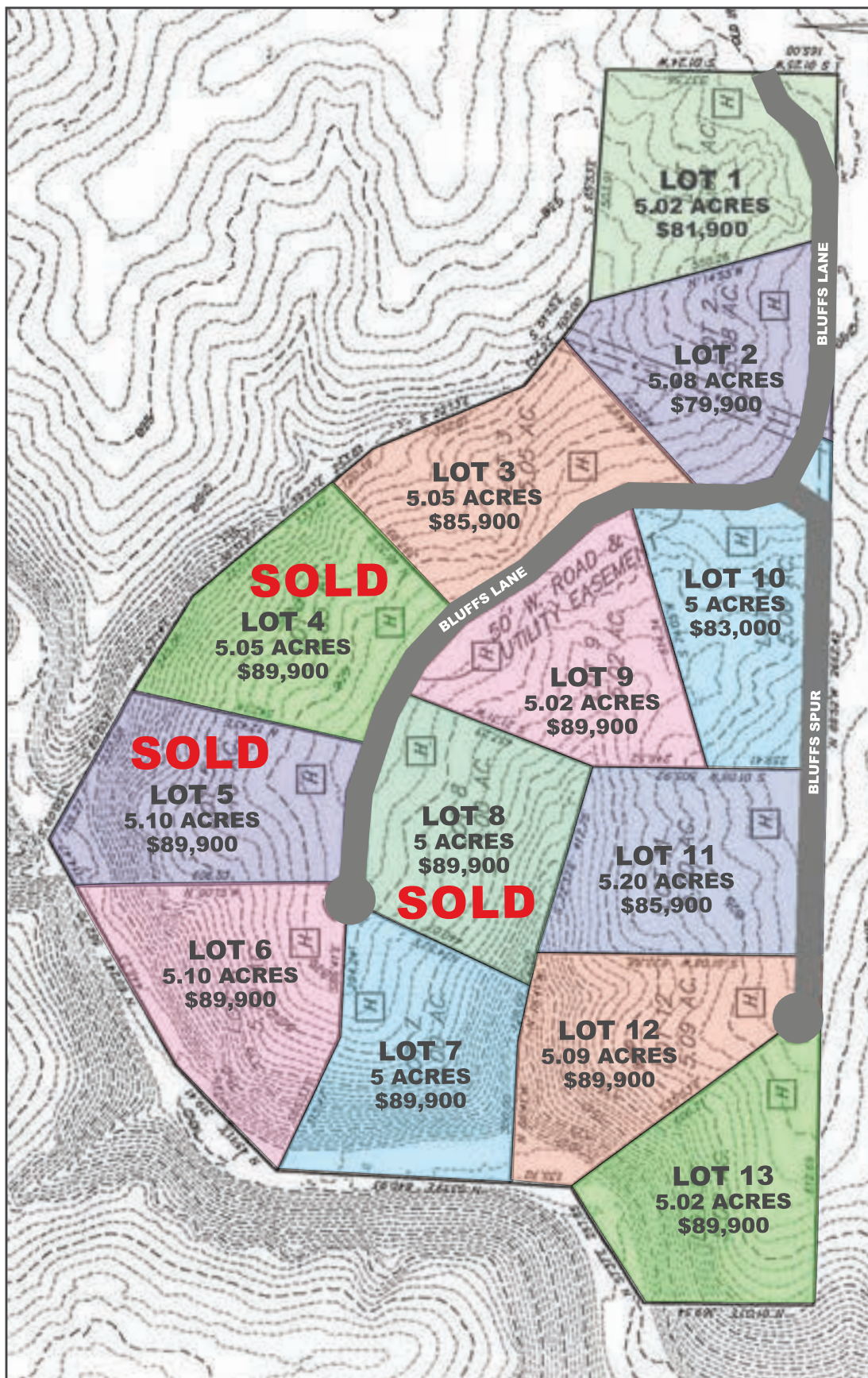
CALL (573) 690-7268 TO SCHEDULE A SHOWING



— Lots 1-13 —
The Bluffs

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





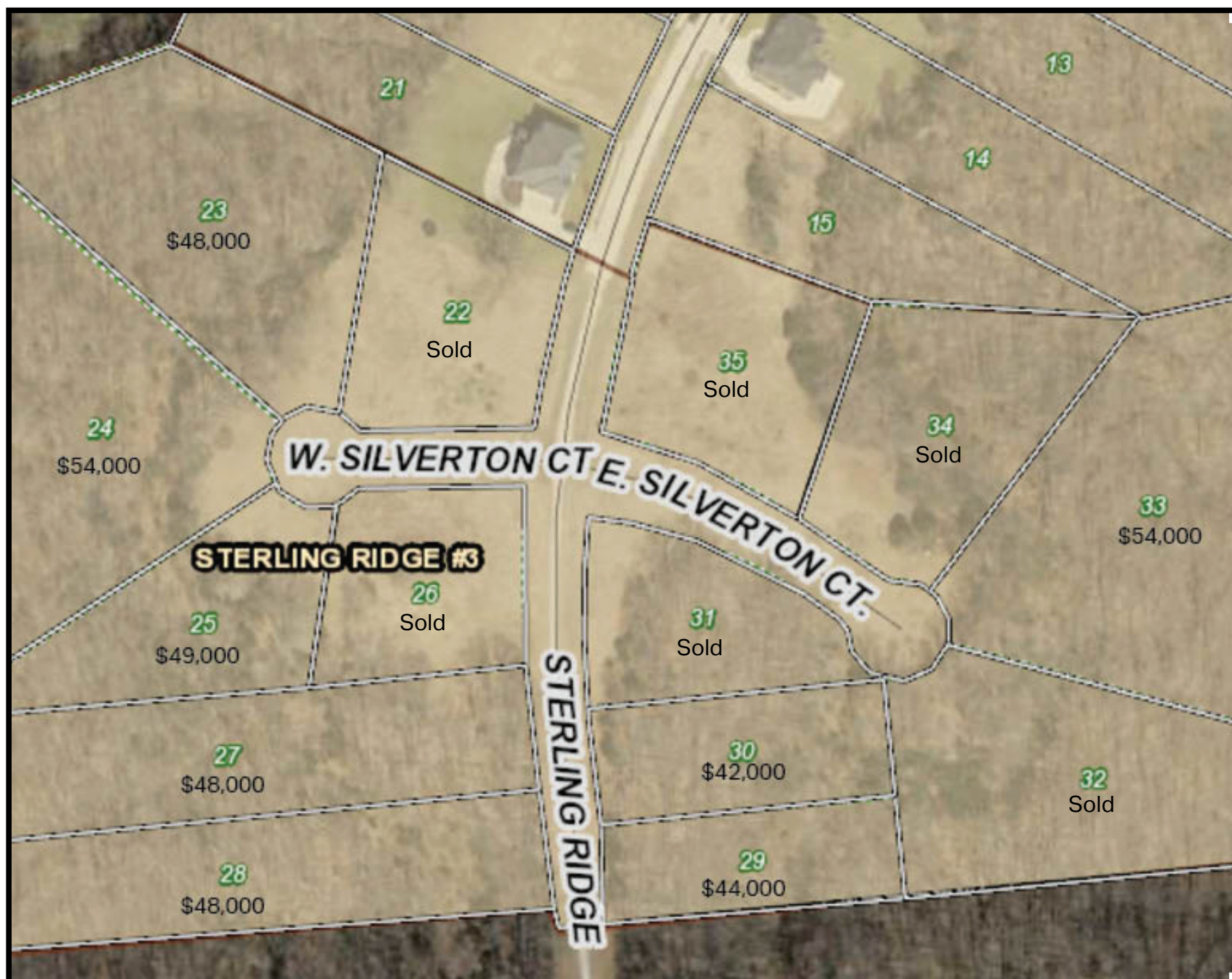
CALL (573) 690-7268 TO SCHEDULE A SHOWING



Sterling Ridge

Finally, we are the Best LOTS in the Sterling Ridge Development. This pristine development follows the contour of a wide ridge, allowing for large lots and paved streets + sidewalks in the county! Just 5 minutes from the MO River Bridge and (as the crow flies) on a close bluff to the Canterbury Winery, this development has the first phases of all custom homes that are immaculately kept. The yards are groomed & ready for a "Best Yard" competition, if there were one. Electric, water, & a subdivision treatment facility for waste water are all in place. There are mature trees making some lots very suitable for full walkout basements. There are also lots that would be ideal for larger slab homes if you are desiring to keep it all on one level. (Holts Summit)





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Autumn Ridge Drive

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



\$35K



Holts
Summit



.96
Acres

714

Swifts Highway

714 Swifts Highway. 0.22 acres lot. Sewer, water, gas and electric. Conveniently located right in the heart of Jefferson City.



\$25K



Jefferson
City



.22
Acres





Kayla Lane

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



\$97.5K



Holts Summit



7.8 Acres



Kayla Lane

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



\$98.75K



Holts Summit



7.9 Acres

Sky View Drive

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



\$69.9K



Holts Summit



4.6 Acres



LOTS 10 & 11

Dereks Way

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



LOT 10



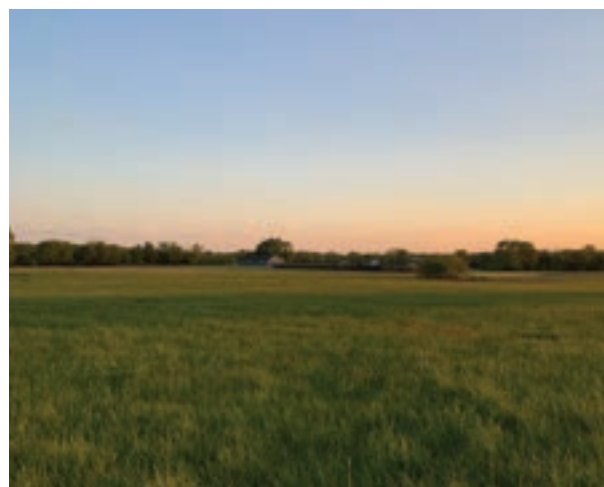
\$28K

Holts
Summit.36
Acres

LOT 11



\$28K

Holts
Summit.28
Acres

LOT 3

Highway C

Beautiful grass land and custom home site for your dream home. This 6 +/- acres is suitable for a slab home or walk-out basement custom home. Just outside Hams Prairie and walking distance to the famous Hams Prairie store, this location is perfect for Ameren UE employees to build. This 6 +/- acres is part of Prairie Estates Subdivision and is the last lot available with electric and water access. There is an easement on the front corner of the property where Radio Wire has a small tower that provides internet to a handful of homes. Radio Wire will provide free internet to the new owners of this lot, while the tower is still on the easement. If Radio Wire no longer services the area they will remove the area and abandon the easement. Come bring Spot to see this listing!



\$60K



Fulton

6
Acres

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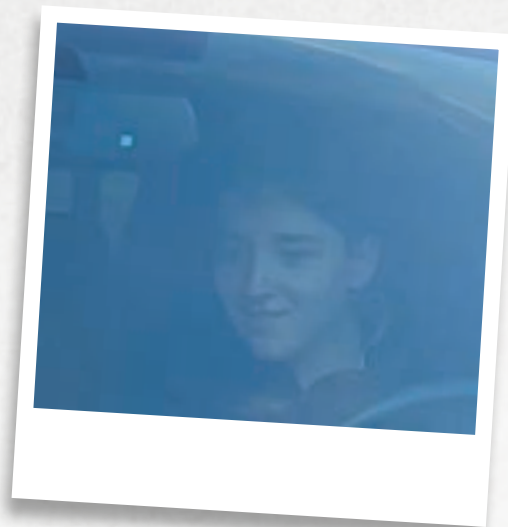
We'll make sure the photographs of your home live up to the real thing using our cameras, drones, and editing software!



AWARD-WINNING SERVICE

It's just us working for just you. We're a team of hardworking agents who will get your HOME SOLD!

I'm going to save these FOREVER...



I just had to video Gavin as he drove out of the driveway to school for the first time! Read the texts he sent me, they are so funny!

