

JCMO AREA HOMES

FOR SALE



400 ZACHARY COURT
HOLTS SUMMIT
\$234,900

INSIDE: Kristina takes you on a trip to a local Jeff City gem: Shop Girl! It's not a FINE store, it's a FIND store...

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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CALL ME TODAY.





400

Zachary Court

Come take a look at this beautiful new build! Plank flooring leads to the living room and the open kitchen and dining area. The gorgeous kitchen and dining area features wormy maple cabinets in a dark, rich stain. Enjoy two full walls of cabinets plus a huge breakfast bar. Main level features include three bedrooms and two baths featuring a tile shower in the master bathroom. Future expansion in the unfinished downstairs, including a workshop down. Lots of storage in the oversized garage. Upgrades also include a heat pump. Be the first to see this one! *Because this is a new subdivision, address will not be found on GPS. Refer to these directions: Hwy 54E to AA/OO Exit, right at Summit Dr, Right on Shelton, Right on Zachary.



\$234.9K



Holts
Summit



3



2



1,500



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Serenity Subdivision, Holts Summit

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

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



11 Zachary Court

Currently under construction | 1-level slab



\$184.9K



Holts Summit



3



2



1,494



430 Zachary Court

Finished split-level



\$199.9K



Holts Summit



4



3



2,065

SPARKLING
New Builds



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Southwind Meadows, Holts Summit

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

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



20 Kirk Drive  \$34K



21 Kirk Drive  \$34K



13 Usonia Drive  \$34K



19 Usonia Drive  \$34K



4 Broadacre Drive  \$34K

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3206

Crystal Court

This elegant new build at the end of a Jefferson City cul-de-sac features vaulted ceilings, a designer kitchen, and a full master suite complete with a spacious walk-in closet and tiled shower! Learn more at jcmoareahomes.com.



\$229.9K



Jeff City



3



2



1,640



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214

Pioneer Trail Dr

This home is currently under construction within the sought-after Lexington Development. A high quality home is being constructed with only the finest materials and craftsmanship. Learn more at jcmoareahomes.com!



\$351K



Jeff City



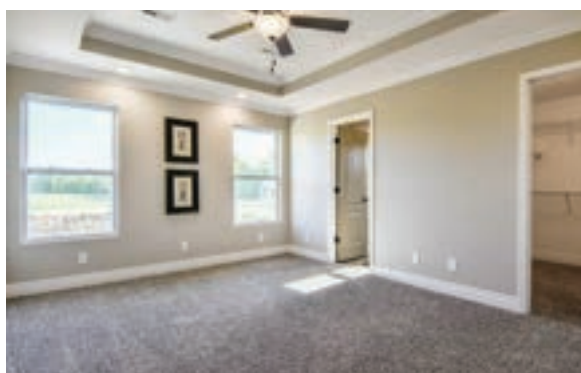
5



3



2,785



205

Alma Drive

This 1-level home is sure to impress with its comfortable layout, designer colors, and taller trim! Enjoy custom cabinets in the kitchen, a double vanity in the private master bath, a covered front porch, and a 2-car garage!



\$169.9K



New Bloomfield



3



2



1,427



SPARKLING
New Builds



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8010

Poor Farm Road



\$299K



Fulton



3



2



2,190

This new construction is nestled on an open 3 acres of land. You'll enjoy the fireplace in the family room, as well as the custom cabinets, large island, and full pantry in the

kitchen! The secluded upstairs master suite was built for relaxation, with its jetted tub, tiled shower, and double sinks. In evenings, enjoy the outdoors on the back patio!



8070

Poor Farm Road



\$249.5K



Fulton



3



2



1,954

Enjoy the country setting of this newly constructed 1-level home on three acres. Its spacious living room features a gorgeous gas fireplace and open beam ceilings which

flows through to the kitchen/dining combo with stained cabinetry and a spacious island. The luxurious master features double vanities and an elaborate stand-alone shower.



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Senior Vice President,
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1707

Cedar Valley Road

As soon as you walk in the front door, you'll get the sense that this 3 bed, 2 bath home delivers on "that special something" you've been looking for. After entering, take in the cozy living area before being drawn through to the eat-in kitchen. Unexpectedly spacious and tastefully revamped, the kitchen offers updated appliances and original hardwood floors. Head out the French doors to take in the home's real showstopper: a vaulted screened-in porch lit by mid century globe pendants with a spectacular view of the wooded area out back. Meander down the hall into the cozy master bedroom, with its own private half bath. Two additional bedrooms and a full bath round out the main level. The lower-level boasts laundry hookups, additional recreational space, and a functional wood-burning stove.



\$137K



Jeff City



3



2



1,358

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SHOP GIRL: LOCAL SPOTLIGHT BY KRISTINA MCMICHAEL-SCHWANT

When you pull up to this unassuming building, you have no idea just how special this place is going to be. It is the start to something that sparks your curiosity and draws you in. The intriguing outside leads right into the inside as you can't look away from what is surrounding you. It's not a craft store, it's not an antique store, it's not even a fine store, but IT'S A FIND STORE.



To the side, and the most important part of Shop Girl, will at first go unnoticed. Peggy and Theresa will be busy talking to one of their customers as you walk past. The smells of your grandparents' attic; of old oak wood; of lavender bath soaps; and of the old school library will let you know you are there, and the two sisters have created this space.

They liken this place to CHEERS, without the bar. With a chuckle, they debate which one of them would be Norm and which one would be Carla. You can imagine a little piece of their mother all wrapped into this pair. Once they start talking to you, the two sisters will find just what you didn't know you were looking for.

On a visit with my 4-year-old daughter, Peggy (Carla) picked up a red-patterned apron which was very old and handmade. She handed it to my daughter who knew exactly what it was. My little one had been asking me for weeks to make cookies with her. It was a perfect fit, as she put it around her, and I tied the back.

Peggy and Theresa couldn't have known how much that apron took me back. It was like my Granny had handed us that apron to remind me she always made time.

Even when Granny ran out of apples, one time, while making apple pies, she still found a way we could make a miniature one out of a Potpie tin. She substituted the apples with crushed up crackers and cinnamon. Fresh out of the oven, it looked just like a real apple pie, until Grandpa cut into it. When he got to the crackers, he was really surprised, but Granny made him eat that whole miniature pie.



I don't know what you will find on your 1st or 20th visit to Shop Girl, but there is something special about this whimsical place that takes you back to the old-time neighborhood store, "where everyone knows your name" (without the bar).

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STORE; WE'RE A
find
STORE.

Shop Girl

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

ShopGirlJeffCity



5306

Kenview Drive

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



\$159.9K



Jeff City



3



2



1,528

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



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7115

Heritage Highway

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



\$129,750



Jeff City



3



2



1,362

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6110

Route B

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



    
\$149.9K Wardsville 3 1 1,327



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11750

Treeline Ridge

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



\$369K



Holts Summit



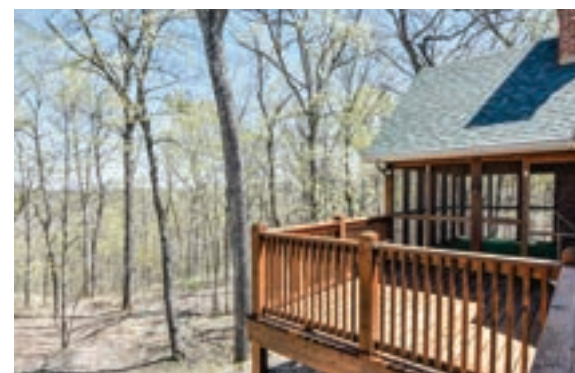
4



4



5,080



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350

Harwood Street

This home will impress you from the minute you walk up to the wonderful covered front porch. You'll be greeted by soaring ceilings, shiny hardwood floors, and a formal dining room. Continue into the living room, with its massive rock fireplace, custom built-ins, and covered back deck! On your way into the designer kitchen, note the arched entrance, ample counter space, custom cabinets, and a breakfast nook. Luxuriate in the master bedroom with his & hers closets and a full ensuite bath. Two bedrooms up both have dormers & window seats. Enjoy extra space with a great office on the main floor and room to expand down! There's always room to grow with the attached 2-car garage and a 3rd down. Enjoy the bubbling creek on your wooded 1.5 acre lot!



\$279.9K Holts Summit 3 3 2,206



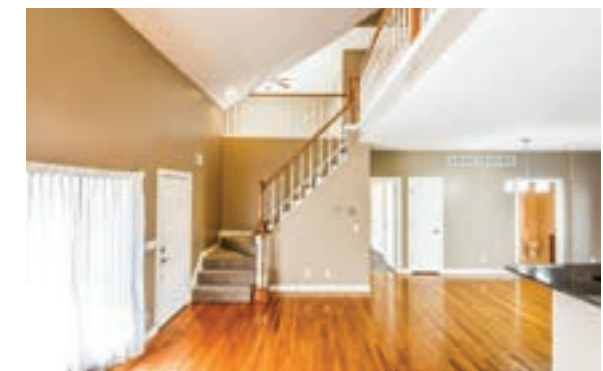
1904

Lisa Drive

\$279.9K Jeff City 3 4 3,129

Don't miss this beautiful home in pristine Whitney Woods subdivision. At the end of a quiet dead end street, this home's private backyard will have you wanting to spend your days enjoying the outdoors. As you enter the home your eye will be drawn to the upstairs balcony and you will continue to be impressed by the open floor plan throughout the home. An oversized

L-shaped island separating the kitchen and living makes this kitchen the ideal place for any home chef. The master on the main level is huge and is finished with a master bathroom that features a jetted tub and stand alone shower. A family room upstairs allows for more space to gather with friends and family. With two bedrooms up and a full finished down, this home has it all.



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10973
State Road BB

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

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

 \$670K  Tebbetts  4  4  2,979








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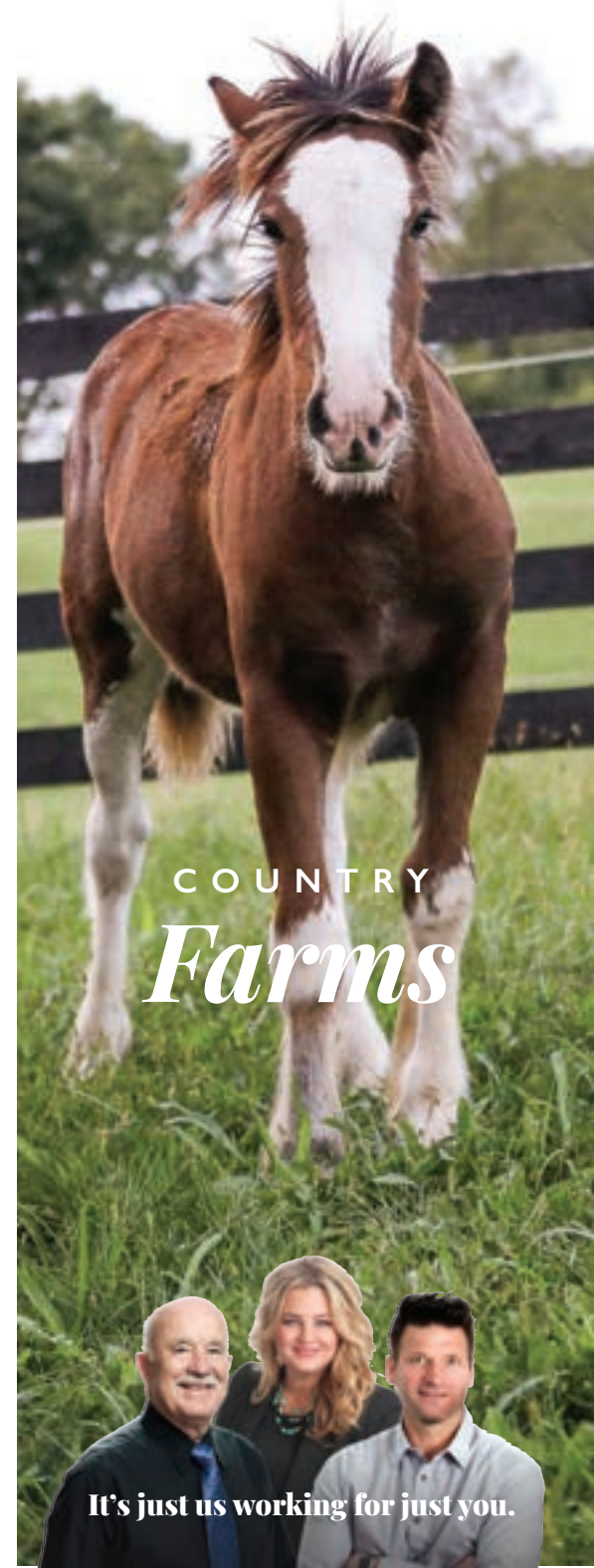
629

Redwood Drive

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

\$159.9K **New** **4** **2** **2,228**
Bloomfield



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LOTS

Greenwood Hills



LOTS

Sterling Ridge



READY TO SUBDIVIDE

Parkview



ACREAGE LOTS

Prairie Estates



107 ACRES!

The Cedars



LOTS - See more on Pg. 5!

Southwind Meadows



LOTS

Legacy & Renn's Lake



LOTS

Cedar Woods on the Creek



20 ACRES!

Rolling Hills



80+ ACRES!

TBD Audrain Road 918



44 ACRE TRACT!

TBD 44 Eglin Drive



63 ACRE TRACT!

TBD 63 Eglin Drive

A BLANK SLATE

Lots + Land



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TBD

County Road 407

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



\$1,122,400



Fulton

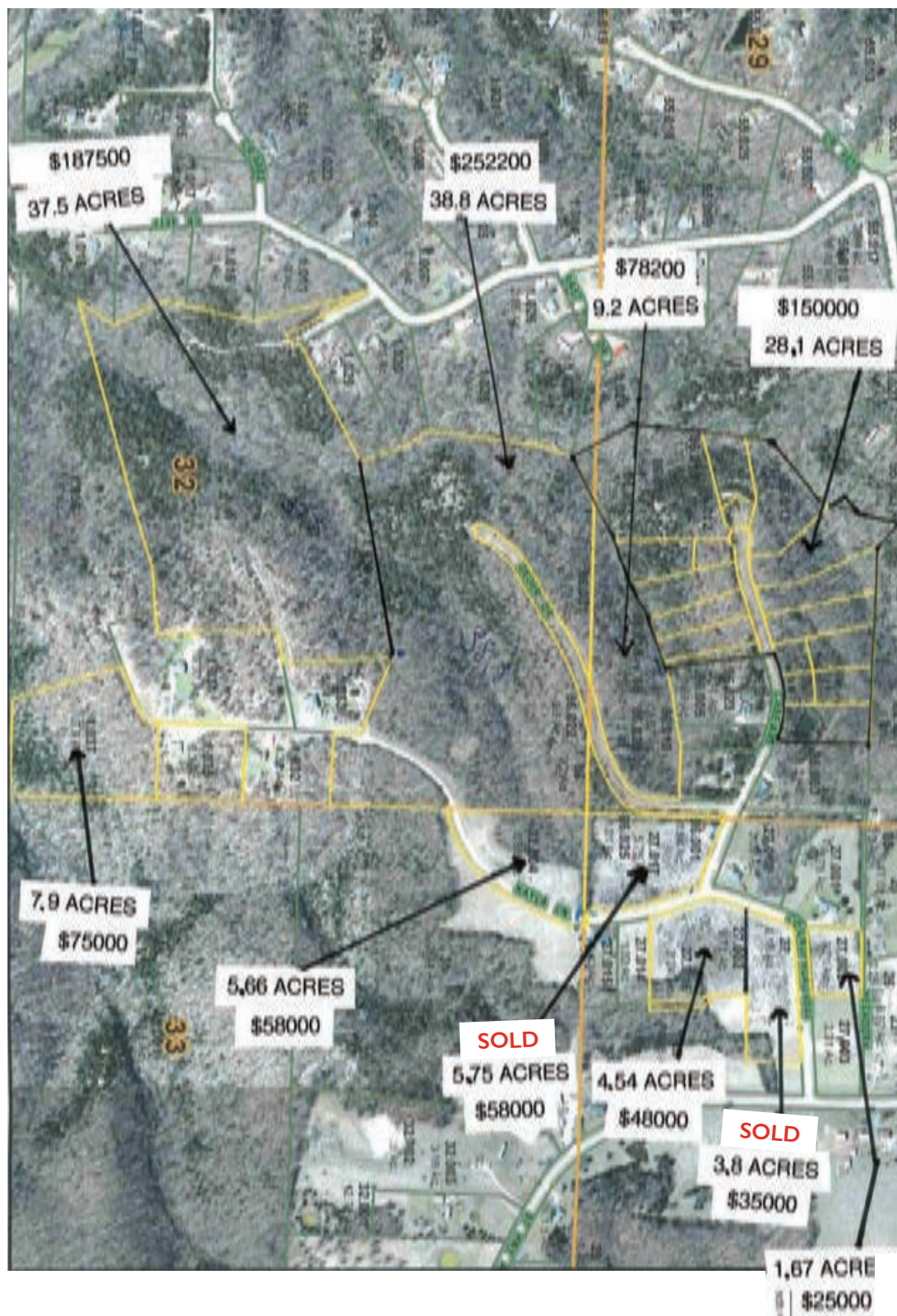


244 Acres



Holts Summit Acreage

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



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1010

Missouri Blvd

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



\$764,592



Jeff City



11,283



315

E Highway 5

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



\$140K



Gravois Mills



1



1,750



3710

N Rock Beacon

Nestled in the trees of a residential area, this 30x60 workshop is perfect for the craftsman without a space to work! The shop features a loft, 12 foot high garage door, and 1/2 bath. You won't want to miss this opportunity!



\$90K



Jeff City



1



1,800



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!



\$155K



Fulton



4



2



2,256

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+
Investment



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Saturday, June 8

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400 Zachary Court	\$234,900	10-11am
11 Zachary Court	\$184,900	10-11am
6110 Route B	\$149,900	10-11am
7115 Heritage Highway	\$129,750	11:30am-12:30pm

Saturday, June 22

430 Zachary Court	\$199,900	10-11am
400 Zachary Court	\$234,900	10-11am
11 Zachary Court	\$184,900	10-11am
3206 Crystal Court	\$229,900	10-11am
1707 Cedar Valley	\$137,000	11:30am-12:30pm
205 Alma Drive	\$169,900	11:30am-12:30pm

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



MCMICHAEL 
Team