

JCMO AREA HOMES

FOR SALE



➔ **3206 CRYSTAL COURT**
JEFFERSON CITY

\$229,900

Relocating? Read our tips and tricks for how to best acclimate to your new hometown on Page 8!

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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3206

Crystal Court

You'll fall in love with this gorgeous new build at the end of a Jefferson City cul-de-sac! 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



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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



8

Zachary Court

Upon entering this beautiful new build, you'll notice the plank flooring and open floor plan! The kitchen features two full walls of richly stained maple cabinets and an oversized breakfast bar. Room for future expansion in the unfinished downstairs, including a workshop down!



234.9K



Holts Summit



3



2



1,500



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



11

Zachary Court

You'll love this newly constructed 1-level home with its split bedroom design and designer details! Off the kitchen, enjoy the outdoors on the covered deck. The master bedroom features decorative tray ceilings, canned lighting, a walk-in closet, and master bath with double vanity sinks.



184.9K



Holts Summit



3



2



1,494

SPARKLING
New Builds








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5

Zachary Court

Boasting an open floorplan, oversized garage, and spacious back deck, this beautiful new build is move-in ready! You'll fall in love with the designer details throughout, such as the gorgeous plank flooring, stained cabinets, and large breakfast bar in the kitchen!

 199.9K
  Holts Summit
  4
  3
  2,065



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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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Thank you for voting for us!

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McMichael-Schwant
REALTOR

1ST Award-winning
McMichael Team
REAL ESTATE CO.



PICS OF "LIKE HOME"
This home is under construction! Pictures shown are of a new home with a similar footprint and finishes.



10

Zachary Court

Currently under construction, this home will feature double tray ceilings, custom kitchen cabinets, and a full master suite with crown moldings, spacious closets, and double vanities! Learn more at jcmoareahomes.com.



188.9K



Holts
Summit



3



2



1,501

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SPARKLING
New Builds



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7115

Heritage Hwy

From the moment you walk in, this house feels like home with its wood-burning fireplace in the living room and updated appliances in the charming eat-in kitchen. The real showstopper is the large sun room, perfect for entertaining! Escape to the lower level family room for movie night with friends or to watch the big game.



135K



Jeff City



3



2



1,362

Relocating Lessons

DIANA, MCMICHAEL TEAM

Relocating for a new job can be exciting, exhausting, stressful, and fun. If your move is anything like mine, it's been a whirlwind: in a matter of weeks, you've scoped out all the best neighborhoods, signed on the perfect house, done all of the packing and unpacking, and made about 10 trips to your new local Target (I could have sworn I bought high efficiency detergent for my new washer!). You've made those last-minute shopping trips, done those little decorating projects, and had your first day at work. But settling in after a move takes more than a few meticulously arranged bookshelves.

Trust me, I understand – it can be tempting to spend all of your time holed away in your fabulous new home watching Netflix – especially if you don't know anyone

or where anything is. But, to keep those moving blues away, it's important to get out and explore your new community! If you're proactive, you'll volunteer, join a club, church, or gym, take a class, throw a house-warming party, or head to the park. But there are also smaller ways you can adjust to your new locale:

Take a walk around your neighborhood. Not only is it nice to familiarize yourself with the houses around the block, but you might discover some hidden gems! Just today, I found out that my little subdivision has forested access to the MKT Trail – who knew?!

Check out the local news. Tune your radio to Fox News or NPR on the way to work, read the newspaper while drinking your morning coffee, or follow local publishers on Facebook. Knowing more about what's going on in your city makes it feel more like YOUR city!

Go to the library. Even if reading isn't your favorite pastime, libraries have all kinds of activities and re-

sources for new residents. Don't just check out some books – check out the local bulletin boards, too! It's chock-full of ads for trivia nights, upcoming performances, and local mom & pop shopping discounts! Strike up a conversation! With your morning-time barista, the fella who helps bag your groceries, the person who waits on your table. These people are locals – they know the best places to eat, drink, and hang out. Plus, they'll brighten up your day! In a 2014 study published in "Social Psychological and Personality Science," researchers Gillian Sandstrom and Elizabeth Dunn of The University of British Columbia found that transforming a potentially impersonal exchange (such as buying a cup of coffee) into a genuine social interaction boosts your mood. That's science, folks.

I've been here in Columbia, MO for a week now. And let me tell you, there has been plenty of Netflix. But there's also been NPR, the Daniel Boone Regional Library book sale, some trail traipsing, and a sporadic conversation with the gents setting up my WiFi. And I can honestly say, COMO is starting to feel like home.



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1310

Vista Tierra

Don't miss out on this home rich with character in a beautiful, quaint neighborhood. Enjoy gorgeous hardwood floors in the living/dining room, as well as ample cabinet space and all-

new appliances in the kitchen! Relax on the back deck or head downstairs, where a wood-burning fireplace draws your eye across the large room perfect for gatherings.



185K



Jeff City



3



3



2,302



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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



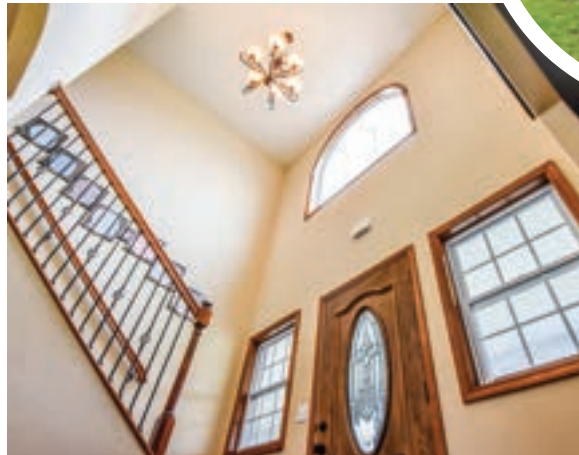
3



3



2,206



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8704

North Shore Dr



164.9K



Eugene



3



2



1,477

- Lakeside Community
- Bright, airy rooms
- 1-Level Home
- James Hardie siding (installed in 2010)
- Redesigned Kitchen



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1904
Lisa Drive

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.



289.9K



Jeff City



3



4



3,129



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

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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901

Cari Ann

As soon as you walk in the front door, your breath will be taken away by the gorgeous vaulted ceiling. The living room is a wood-burning fireplace that stands in the middle of the room. A sunroom and kitchen is great for entertaining occasions that you can enjoy and call home.

Sad you missed it? Follow "JMCO Area Homes" on Facebook to see new listings and status updates! Downstairs you will find a large family room and an office or hobby room to enjoy. Step outside to enjoy your stone patio with a fire pit to stay warm. The storage shed stands tall with two floors of storage area. Don't miss this home!

UNDER CONTRACT



179.9K



Jeff City



3



3



2,803



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— 1829 —

Rabbit Run

This home is the perfect model of quiet country living just minutes from the MO River Bridge. Relax in the scenic yard with extended decking and inviting patio overlooking a level yard with tree house and creek area. Inside, spend time with family in the living area on the main level or the finished family room down!

				
140K	Holts Summit	3	3	1,687

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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

East 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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Commercial
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Investment



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LOTS

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The Cedars



LOTS

Southwind Meadows



LOTS

Legacy & Renn's Lake



LOTS

Cedar Woods on the Creek



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45 Eglin Drive



62 ACRE TRACT!

62 Eglin Drive

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May Open Houses

Saturday, May 4

5 Zachary Court	\$199,900	10-11am
8 Zachary Court	\$234,900	10-11am
10 Zachary Court	\$188,900	10-11am
11 Zachary Court	\$184,900	10-11am
350 Harwood Street	\$279,900	11:30am-12:30pm
901 Cari Ann Drive	\$179,900	10-11am

Sunday, May 5

3206 Crystal Court	\$229,900	2-3pm
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Saturday, May 18

5 Zachary Court	\$199,900	10-11am
8 Zachary Court	\$234,900	10-11am
10 Zachary Court	\$188,900	10-11am
11 Zachary Court	\$184,900	10-11am
1829 Rabbit Run Court	\$140,000	11:30am-12:30pm
1904 Lisa Drive	\$289,900	10-11am
1310 Vista Tierra	\$185,000	11:30am-12:30pm

Sunday, May 19

8010 Poor Farm Road	\$299,000	2-3pm
8070 Poor Farm Road	\$249,500	2-3pm



None of these times work for you?
No worries! Simply call our office
at (573) 896-9991 or visit us at 369
S Summit Drive in Holts Summit to
set up your private showing!

MCMICHAEL
Team