

JCMO AREA HOMIES

FOR SALE



MAYBE NEXT YEAR WE'LL HAVE ENOUGH TO PLAY TWISTER!

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

Find out key ways to increase your home's value! See [page 4](#) for details on what you can do to help increase the value of your home before you sell.

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!



**Discover why over
17 million homeowners
trust State Farm[®].**

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Holts Summit, MO 65043
Bus: 573-896-9122
Fax: 573-896-9124
www.loribranch.com

With your new home comes new responsibilities – like protecting your new investment with the right amount of homeowners insurance. That's where I can help.

Like a good neighbor, State Farm is there.[®]

CALL ME TODAY.



We did it!

THANK YOU FOR TAKING THE TIME TO VOTE FOR US, WE
COULDN'T HAVE DONE IT WITHOUT YOU.



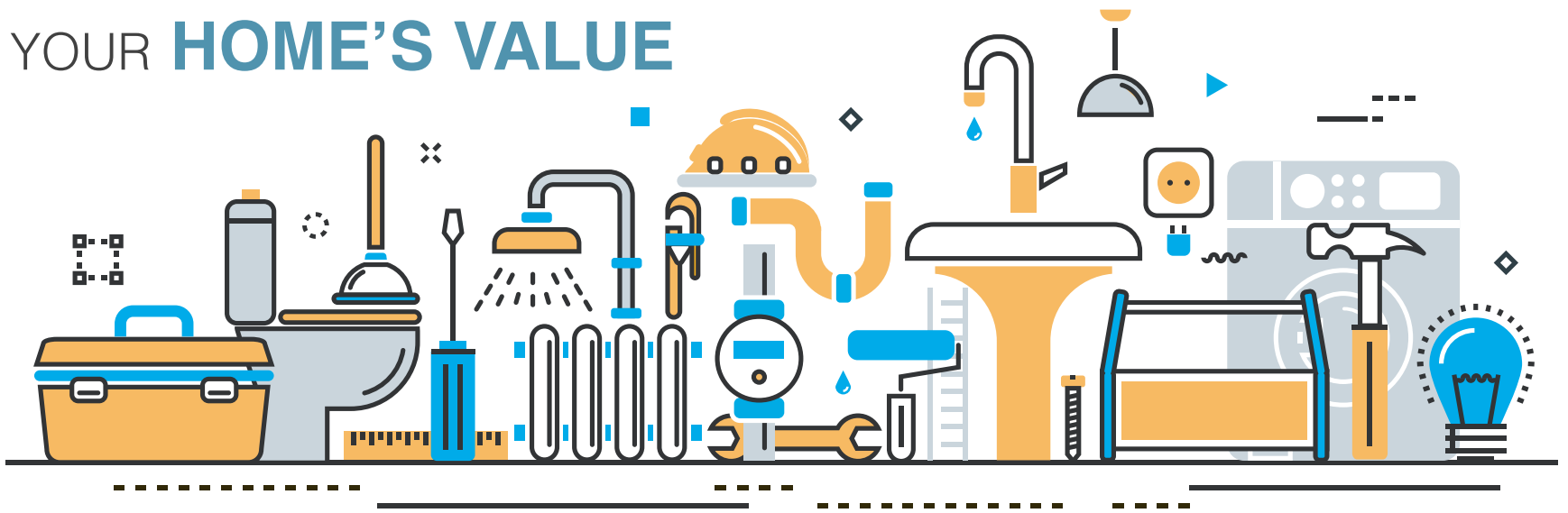
*We appreciate
you all!*

It's Just Us. Helping Just You.





KEY WAYS TO INCREASE YOUR HOME'S VALUE



PREPARING YOUR HOUSE

- » Put down a new front door mat
- » Clean, vacuum and shampoo your carpets if needed
- » Apply a fresh coat of paint where needed (or touch-up)
- » Mow your lawn
- » Prune shrubs, weed flower beds and rake leaves (even add some new shrubs to the front yard!)
- » Replace burnt out light bulbs
- » Plug in a couple of air freshners
- » Unclutter kitchen counter and cabinets

FOR YOUR SHOWINGS

- » Turn on all your lights and open your drapes/curtains to allow for the natural light to shine through
- » Play quiet background music
- » Be absent during your showings
- » Keep pets out of the way
- » Turn up the air conditioner or heater

11301

County Road 4012

You must see the kitchen in this 3 bedroom, 2 bath with 1648 sq ft of living space. This ranch style home has approximately 1 acre and a shop nestled on a wooded corner lot. Remodeled in 2007, this home is ready to move into. Rural setting, yet only minutes from Highway 54. Jefferson City School District with Callaway Hills as the elementary school.



\$175K



Holts
Summit



3



2



1,648



14

Shelton Drive

This gorgeous new build will be the very last one on this cul-de-sac. The last of 19 houses, this home is among neighbors which enjoy the friendly hospitality of each other. The 3 bedroom, 2 bath charmer is all on one level with an eye-catching kitchen as the showstopper. Step into this open floor plan with designer plank flooring on the main and carpet in the bedrooms. Tray ceilings with gray painted trim set the tone for an entire look. Custom cabinets with comfort close drawers, lazy-susans, pullouts, silverware divider, built-in trashcan and showstopper island makes this kitchen the main event. The split bedroom design allows the master to be a cozy get-away with a nook for having a sitting area by the back window. This one is special and built by an experienced builder... Come see!



\$235K



Holts
Summit



3



2



1,563



CALL (573) 690-7268 TO SCHEDULE A SHOWING



266

E. Simon Blvd

You are not going to want to miss out on this rare find. There is something for everyone starting with the 50 x 40 fully insulated (spray foam) shop with 3 overhead doors (10 x 12). 1344 square feet of main level living, remodeled/updated throughout, 3 bedroom, 2 bath, hardwood floors, to many updates to list. Elaborate kids play house with attached swing set (this thing is fancy), they will not want to come in from playing. All conveniently located in the City of Holts Summit, yet far enough down East Simon Blvd. to feel like country.



\$289.9



Holts
Summit



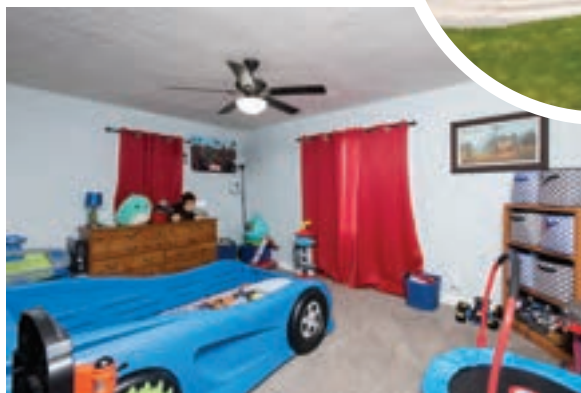
3



2



1,344





275

Major Terrace

This ranch style home is completely remodeled and ready to move into! The 3 bedroom, 1 bath home is on a full unfinished basement for even more expansion or storage plus this home has updates throughout! Gorgeous vinyl plank flooring leads into the living room and kitchen as well as the bedrooms. The kitchen is spacious and finished in stylish colors. Just off the kitchen is where BBQing will take place on the oversized deck, overlooking the level backyard. The yard is in bloom and waiting for Spot. You will not be disappointed when you come see this great home.



\$175K



Holts
Summit



3



1



1,210





2019

State Road AA

Under Contract

This custom home has so much to offer with 4 ACRES AND A SHOP. This acreage has an abundance of road frontage setting the stage for a terrific package. When entering, the oak flooring is only rivaled by the oak countertops surrounding the kitchen. There is plenty of room for the family cook to call everyone together with scrumptious meals OR if the weather is nice, BBQ's on the side deck overlooking the acreage. Three bedrooms and 3 baths, plus room for more expansion down, make this home ideal for your forever home. The level acreage leads to the 28 x 40 shop with a 14-foot wide lean-to. Concrete floors, electric and 220 electric are all in place with large sliders for opening up a whole side for access. This home has ZERO MAINTENANCE with a metal roof PLUS metal siding. Come see!



\$275



Holts
Summit



3



3



2,542

CALL (573) 690-7268 TO SCHEDULE A SHOWING



209

Route T

Located on Route T, this property feels like country, yet is conveniently located in the city limits of St. Martins. This 3 bedroom, 2 bath, all brick home offers 1606 square feet of main level living with a 34 ft x 12 ft covered patio which leads to a well manicured completely fenced backyard. The 0.81 acre lot (154 ft x 228 ft) allows opportunity for a wide variety of fun activities. Basement is cracked and leaks and is being sold as is.



\$179.9K



Holts Summit



3

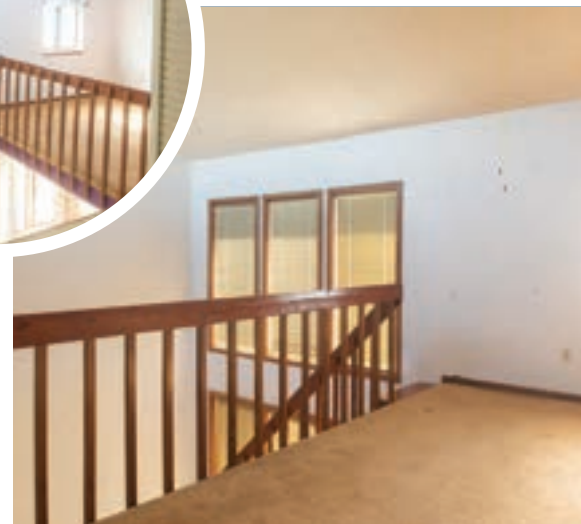
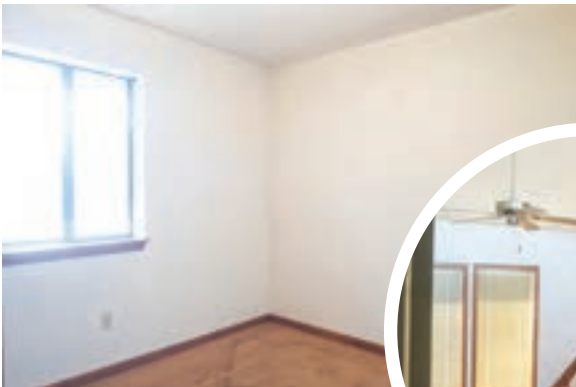


2



1,606





1204

Autumn Ridge Drive

Condo with a million dollar view of Jefferson City. When you come inside see the touches of wallpaper & crown molding with an open living room. The kitchen has a breakfast bar and dining room combo. The loft area could be used for office, study or an exercise room and a great attic storage area.



\$110K



Holts
Summit



2



2



1,518



8337
Ridgeway Lane

Under Contract

This home is nestled on a little over 2 acres and is just perfect for a little farm...even with a chicken coop! This 2 story has more room than expected and is perfect for seclusion. The scenic yard has blooming trees and flowers and room to plant a garden. The wet weather creek just adds to the charm of this hidden gem. When entering, tall ceilings greet you with stairs leading to the 3 bedrooms up. The main level has 2 bedroom and formal dining room accompanying the traditional living room and kitchen. Oak cabinetry adorn 2 walls of the kitchen and lead to the laundry room which is also on the main. This home has been added onto for even more square foot as needed over the years. Come enjoy country living at its finest and come see if this is your home. Spot needs a new home!



\$175K



New Bloomfield



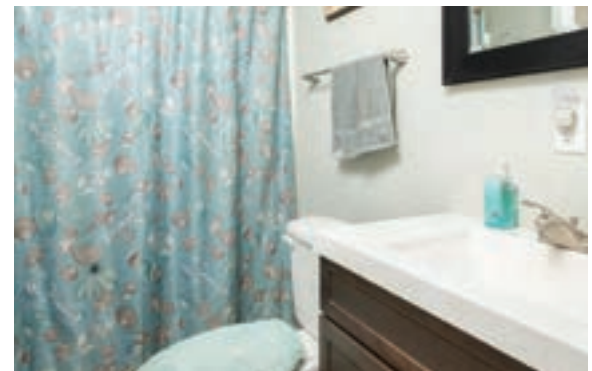
5



2



2,088



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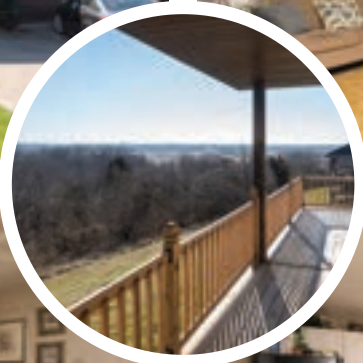
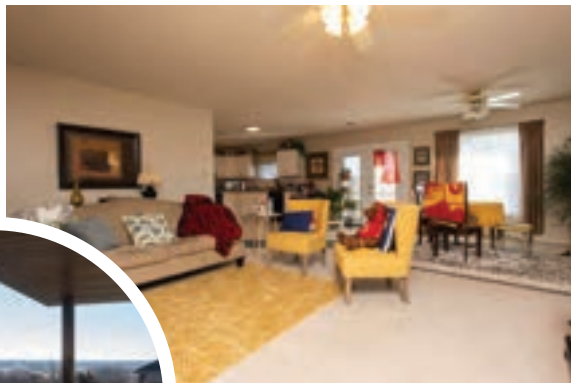


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1821

Pinnacle Point

Under Contract

Spacious, one level townhome overlooking a scenic view of the MO River corridor. This sought after view will be appreciated when you enter the 3 bed 2 bath townhome. The open floor plan brings the kitchen and living room together with stylish white cabinetry. Just off the kitchen, you will unwind in the evening while watching the lit up views of the city, from the covered deck. The master suite has a jetted tub along with a separate shower & walk in closet. The 3rd bedroom just off the living room would be ideal for an office or hobby room as it has double doors that opens into main area. This home has a one car garage & the roof was updated in 2018. Located across the river, on a bluff, beside the Canterbury Hill Winery makes this a wonderful place to watch the seasons change.



\$189.9K



Holts
Summit



3



2








1,690

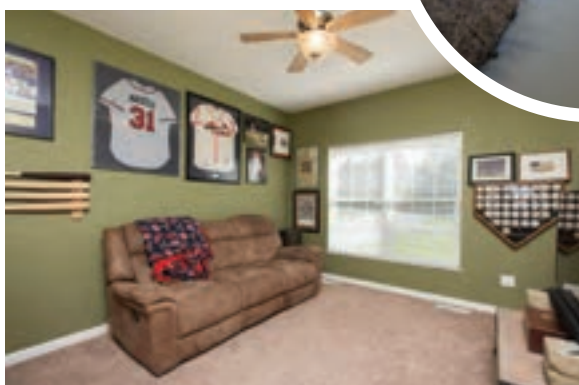


1154
Branch Road
 Under Contract

This home is nestled on a little over 2 acres and is just perfect for a little farm...even with a chicken coop! This 2 story has more room than expected and is perfect for seclusion. The scenic yard has blooming trees and flowers and room to plant a garden. The wet weather creek just adds to the charm of this hidden gem. When entering, tall ceilings greet you with stairs leading to the 3 bedrooms up. The main level has 2 bedroom and formal dining room accompanying the traditional living room and kitchen. Oak cabinetry adorn 2 walls of the kitchen and lead to the laundry room which is also on the main. This home has been added onto for even more square foot as needed over the years. Come enjoy country living at its finest and come see if this is your home. Spot needs a new home!



 \$299.9K
 Holts Summit
 4
 3
 2,245



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BUILD IT

Lots & Land



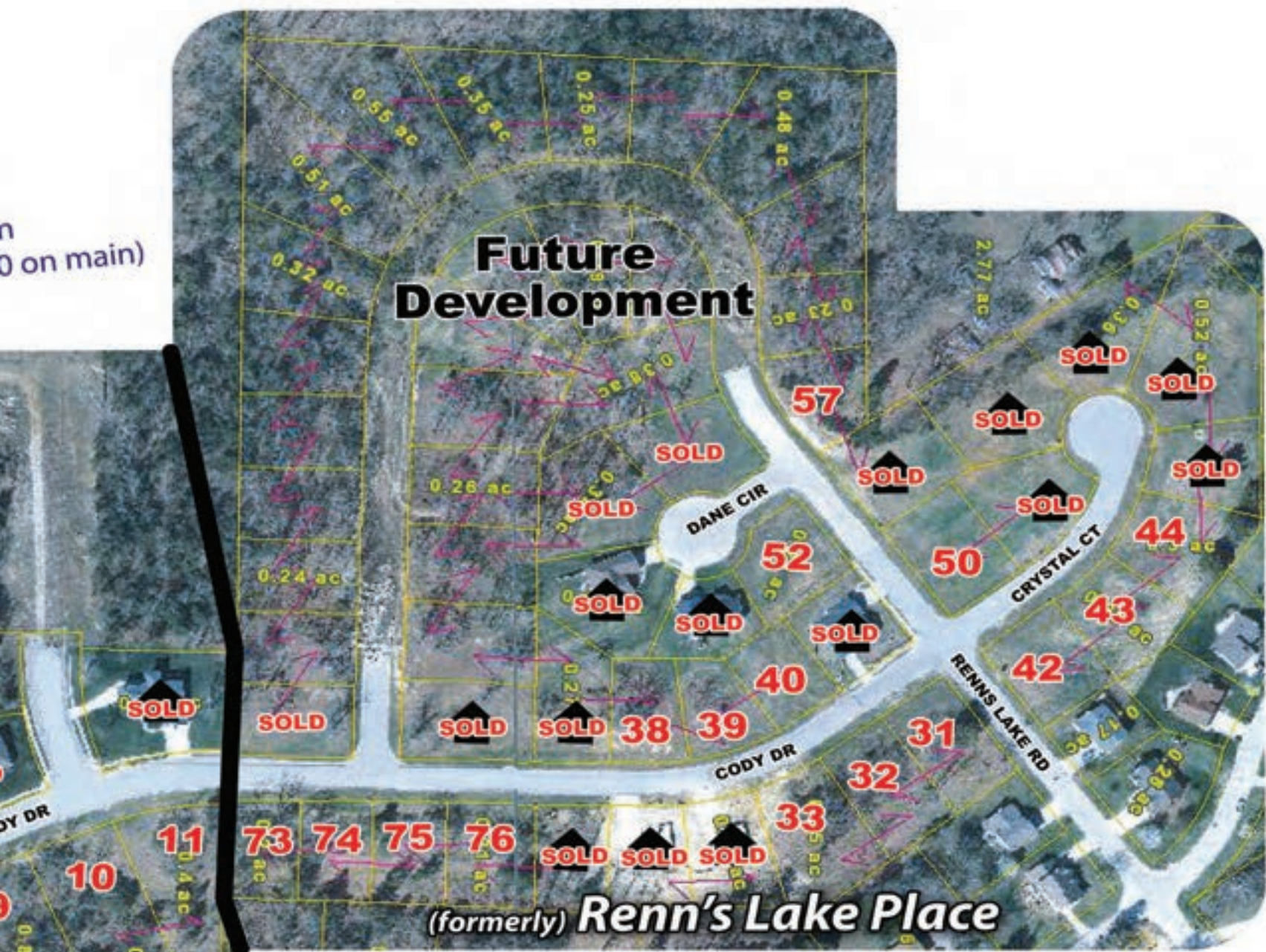
Legacy Estates

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 sq. ft. on Main)





Lots 31 - 76 \$24,900

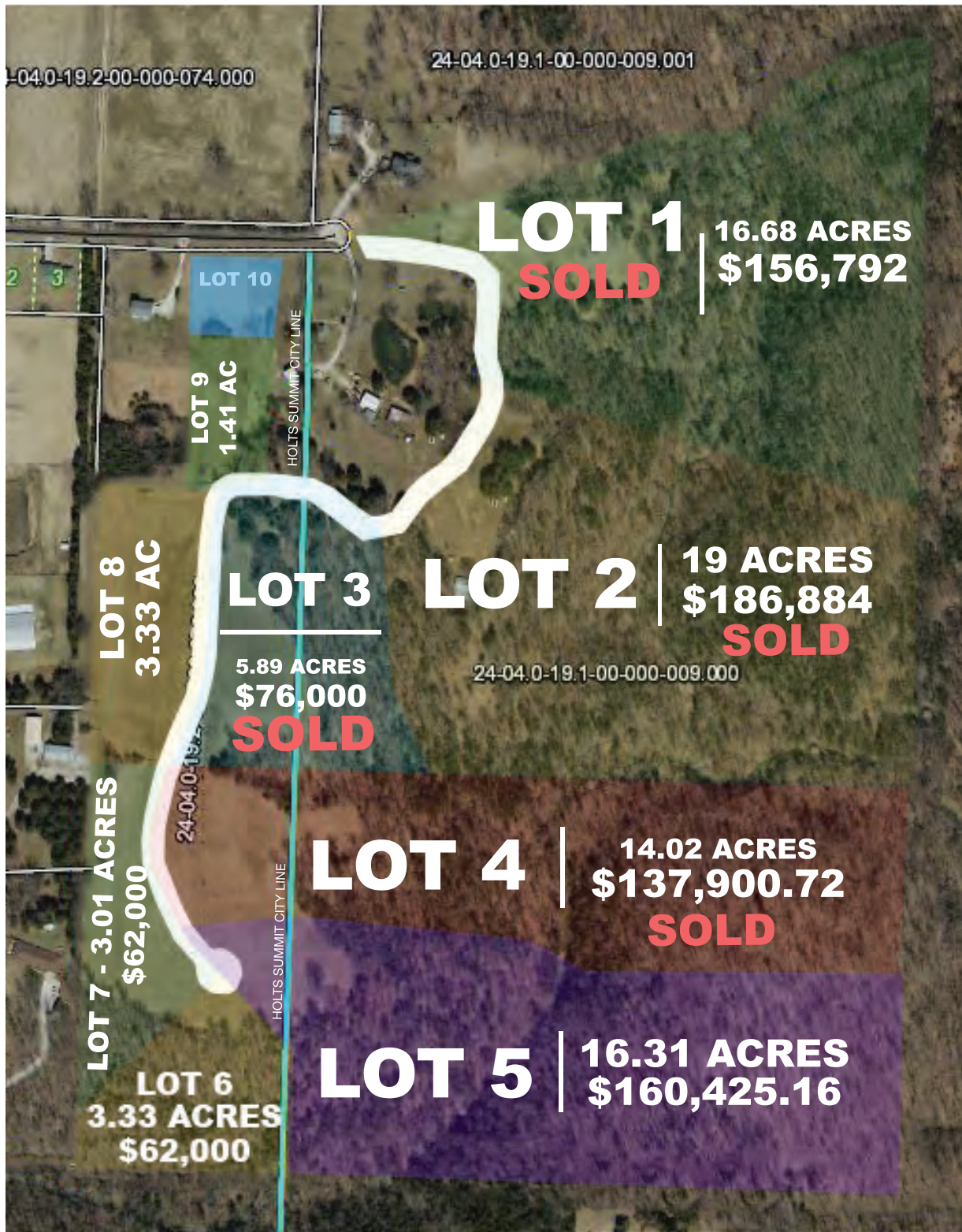
Just on the edge of town and minutes from direct access to Hwy 54! This upscale development features wide, paved streets and lots ideal for walk-out basements, many with wooded backyards. Several phase I lots are available and ready for you to build your dream home! Come take a drive through this wonderful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

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



MYSTIC BLUFFS

E. Simon Boulevard



CALL (573) 690-7268 TO SCHEDULE A SHOWING



————— Lots 1-7 —————
Mystic Bluffs
Highway 54E to State Road OO/AA Exit at Holts Summit. Right onto E. Simon Blvd. Follow blacktop all the way to where it ends. Also can GPS 601 E Simon and that will get you to the old farm house beside the land for sale.





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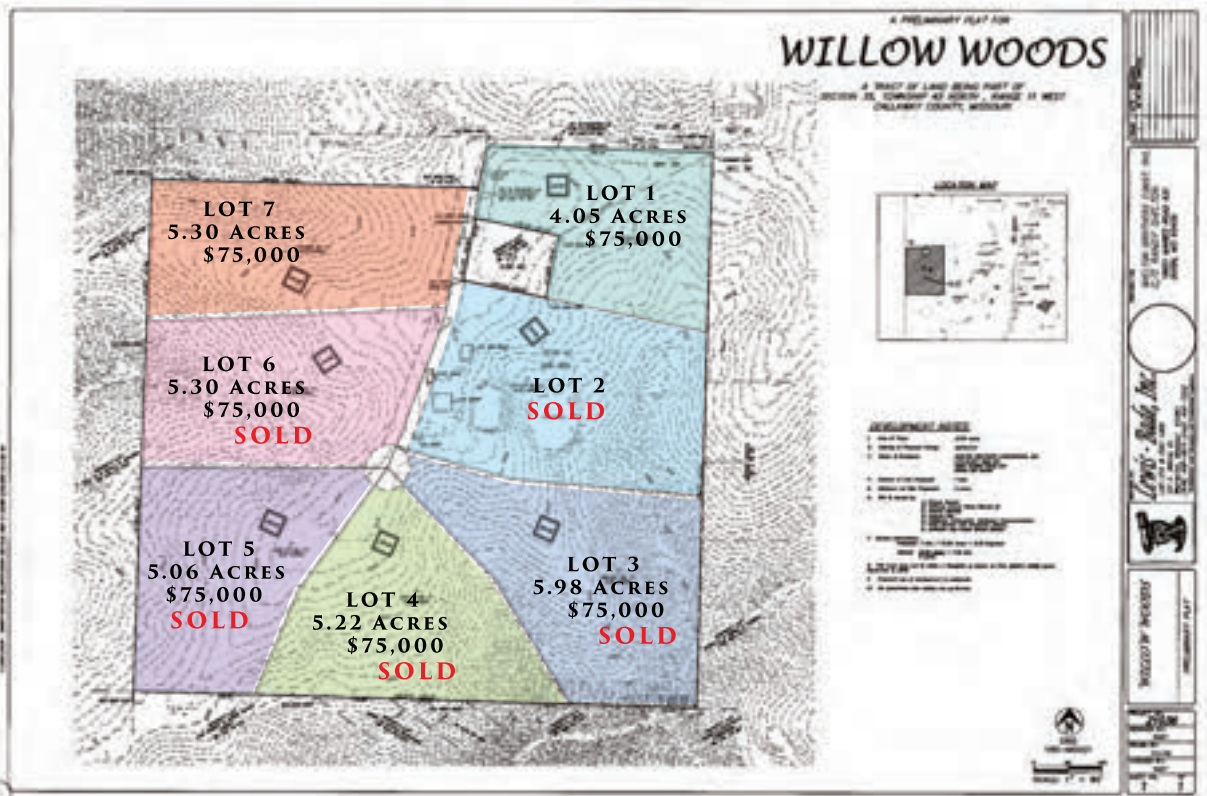
Toll Free: (866) 370-3344
Phone: (573) 642-3344
Fax: (573) 642-6922




LOTS 1-7

Willow Woods

When you drive up to the center of Willow Woods Development time stands still as you come face-to-face with a symbol of years gone by. In the heart of this 37 acre farm is a 100+year-old barn just waiting to be unearthed with the new activity that will surround it. Over the years, time keeps changing its surroundings, but the natural beauty of the land around is always brought back as this place knows how to reinvent itself. Seven lots will now surround the landscape where a home can be built (water & electric at each lot) or the land may be purchased for recreational purposes. Bonfires with the smell of smoke melting into crisp, fresh air brings everyone back to a time they want to repeat and share. Walk down this lane shadowed by the barn & see if this feels like home - bring Spot too!




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41.43

Dover Drive

This land is part of a bigger tract which was developed into The Cedars. The 41.43 acres is at the very back of The Cedars & would be so perfect to continue the development, use as weekend hunting ground or build your dream home. This land runs perfectly & scenically down a long manicured ridge w/ mature trees & an expansive creek system to the right side. Such diverse land is hard to find + this land had been in the Rich Family for over 100 years before Mrs. Rich sold it 10 years ago to its current owner. Since the sale, this owner has spent tireless hours bringing the land back to its original glory & selling parts of the front to The Cedars Development, but the back portion is what we have all been waiting to unveil...it is finally here! With full access now this land is in the county.



\$8.5K
per acre



Holts
Summit



41+
Acres



CALL (573) 690-7268 TO SCHEDULE A SHOWING

65.73
Eglin Drive

This land is part of a bigger tract which was developed into The Cedars. The 65.73 acres is at the very back of The Cedars & would be so perfect to continue the development, use as weekend hunting ground or build your dream home. This land runs perfectly & scenically down a long manicured ridge w/ mature trees & an expansive creek system to the right side. Such diverse land is hard to find + this land had been in the Rich Family for over 100 years before Mrs. Rich sold it 10 years ago to its current owner. Since the sale, this owner has spent tireless hours bringing the land back to its original glory & selling parts of the front to The Cedars Development, but the back portion is what we have all been waiting to unveil...it is finally here! With full access now this land is in the county.



\$8.5K
per acre



Holts Summit



65+
Acres





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- Darla Stegeman
2nd VP,
Mortgage Lending

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April 2021

JCMO AREA HOMES

FOR SALE



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

Find out why picking the right realtor is important! See page 4 for details on what to look for in your own realtor when buying and selling a home.

KRISTINA & SCOTT'S
MCMICHAEL
Team

LIST WITH THE MCMICHAEL TEAM! WE OFFER OUR CLIENTS:



DOUBLE THE EXPOSURE

We list every single property on both the Columbia AND Jeff City Multiple Listing Services – no other team does that!



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Once it hits the market, we'll get your home in front of the right audiences through out hyper-local print publications + social media.



STYLISH HOME STAGING

We have the tips, tricks and – most importantly – inventory to help you increase your home's value...and this service is included!



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

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