

November 2019

JCMO AREA HOMES

FOR SALE



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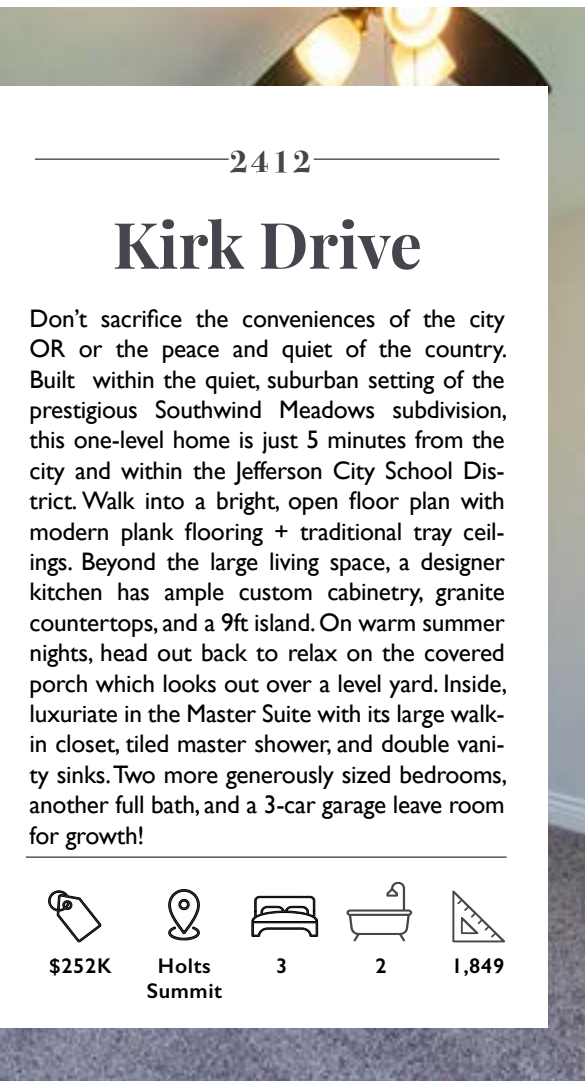
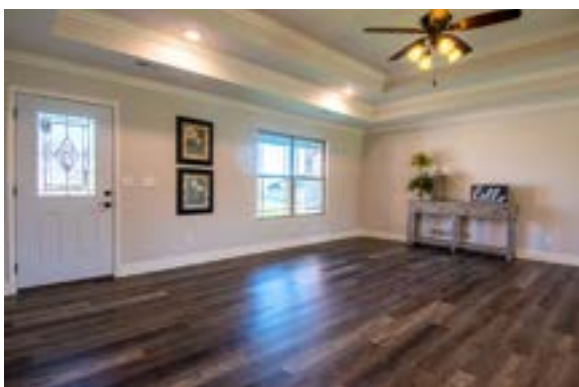
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With your new home comes new responsibilities – like protecting your new investment with the right amount of homeowners insurance. That's where I can help.

Like a good neighbor, State Farm is there.®

CALL ME TODAY.





—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!



\$252K

Holts
Summit

3



2



1,849

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



— 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.



\$351K



Jeff City



5



3



2,785

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 studded and is ready to be finished!



312 Schumate Chapel



\$274.9K



Jeff City



3



2



1,750

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

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!



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!



\$249.5K



Fulton



3



2



1,954



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!



\$299K



Fulton



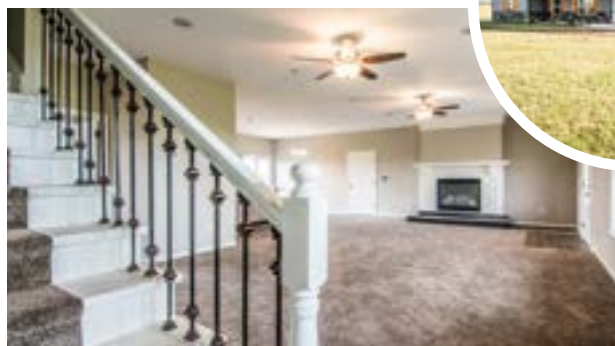
3



2



2,190



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

SPARKLING
New Builds



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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



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

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 al fresco dining. On the main level, 2 bedrooms share a full bath. The upper & lower level offer 2 addt'l 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

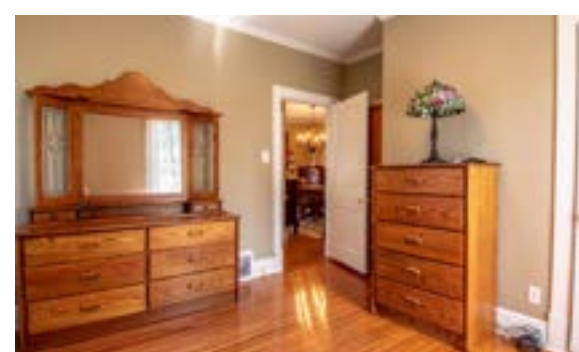
4



4



3,149





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Loan Officer,
Mortgage Lending

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- Current or former National Guard or Reserve members who have been activated Federal active service
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- Discharged members of the National Guard who have never been activated for federal active service
- Discharged members of the Selected Reserve who have never been activated for federal active service
- Surviving spouses in Receipt of Dependency and Indemnity Compensation (DIC) benefits
- Surviving spouses who aren't receiving DIC benefits

We owe our veterans a lot. This is one way we help them.

At Central Bank, we are your neighbors, your friends and your hometown lenders. We work with you every step of the way - and that makes all the difference.



10973

State Road BB

Those in search of heaven on earth need look no further than this 22-acre farm, which offers diverse topography, fenced pastures, a stable, 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 modern 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.



\$499.9K



Tebbetts



4



4



3,055



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



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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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.



\$199.9K



Jeff City



4



3



3,604



2463

County Road 4042

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



\$229.9K

Holts
Summit

5



3



2,837

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



2711 W Schellridge Road



\$599.9K



Jeff City



3



4



2,851

Fully redone from the electrical /plumbing to the finishes/ furnishings, this remodeled home has presence + personality in a neighborhood known for its top-notch residences. Every room has been transformed into a modern, elegant oasis – and no expense has been spared. The facade

is stately, with its u-shaped drive + covered portico. Inside, the foyer and living space impress with their tall ceilings, electric fireplace, and grand staircase. They open to a modern kitchen with the finest finishes + appliances. A large dining area leads to a large laundry and garage. All three

bedrooms serve as luxury suites, with their own private bathrooms, balconies, and HVAC systems/water heaters. Outside, a covered patio, temperature-controlled in-ground pool, and hot tub beckon. This home is your Utopia.



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315

Fox Creek Road

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 living 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 bedrooms, 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.



\$274.9K



Jeff City



5



5



4,437

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

Green's Electrical Contracting, Inc.

New Construction
and Remodling

573-635-6614

You Really Just Know

BY KRISTINA McMICHAEL, McMICHAEL TEAM

Intuition is Powerful!

I have worked with A LOT of clients over the years, and intuition is a powerful tool in the real estate industry. You might not think so at first, but intuition is used when buying a home every time.

Most people start the buying process by looking online and picking several homes to tour. They pick those homes based on location, number of bedrooms, number of bathrooms, amenities, school district and many other factors. All of these requirements make for a list of must-haves.

I once had a client make his own rubric to cover all the options his family needed. We looked at a lot of houses and each one was scored on this rubric. Was it helpful or did he have a gut feeling, intuition without the house they ultimately purchased?

Scott and I purchased a home before we had children, my father built. Henry, my dad, only built a handful of homes, with my brother, during a period of time right after my dad retired for NCR. This was a special time they both enjoyed while in-between other careers. When I walk into our home, I just feel at home. When we purchased the home, we had just started real estate, and we had no kiddos yet. We could have bought a larger home as our family grew, but we just stayed. We even have a sign in our kitchen that says, "More HOME Less House" and that is how I truly feel.

I must say, we have been only tempted twice. One tempting home had acreage and was close to my parents. The other was what we call the "Saffee's House." We fell in love with Lorraine Saffee's home but more importantly the total feel of her home. We could see real potential in putting all the finishing touches on remodeling this special place to make it ours. We still have not changed homes.

Is it a feeling...intuition? Neither has felt completely right, even when all the other reasons fit. It just wasn't OUR house and we still haven't changed homes.

When a home buyer starts looking on-line, they are using a rubric in their head even if they don't even realize it. Most buyers know exactly what they want. They can tell you exactly and they also know which houses they want to tour.

A good Realtor, NO, a REALLY, REALLY great Realtor, listens and observes all the comments before and after they tour homes. Then, with all that knowledge, they throw in their choice, what I like to call a "wildcard."

A talented Realtor knows what their client wants or needs even before they do. A "wildcard" is the home that's not even on the client's list. To make the Wildcard idea truly work, I do not even tell the client what (or certainly where) we will be looking at. The wildcard won't check the maximum boxes on the rubric, but it gets the "awe" factor when you enter. I usually just know it's their home and they know it's their home too as soon as they enter.

Intuition. It's the stuff your dream home is made of. So, when you decide to buy or sell a home. Come see The Kristina, Scott & Henry McMICHAEL TEAM, because we are the REALLY, REALLY great Realtors and we believe in a bit of luck mixed with intuition all day long.



Need something to read with your coffee? Look no further!! McMichael Team Blog's are available for your viewing pleasure at <https://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



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

It's just us working for just you.



129

Northrup Avenue



Living is easy in this classic 3 bedroom home nestled in a friendly, side-walked subdivision. Natural light fills the comfortable, inviting living room and flows seamlessly from the kitchen due to the eye-catching, open floor plan. The cheerful kitchen boasts plenty of cabinetry and counter space for that inner chef waiting to reveal him/herself. The roomy master suite hosts a pri-



\$155K



Holts Summit



3



3



1,629

vate bath sure to please. Take advantage of the expansive family room downstairs; perfect for entertaining guests. Enjoy BBQs on the fabulous patio overlooking the level yard. Fill this charming home with a lifetime of memories. Don't wait! Come see us today!!



4610

Tanman Court



Host intimate gatherings in this open concept living room, dining room and kitchen. The main living space features vaulted ceilings, loads of beautiful natural light and large windows. Hallways are adorned with arched headers. Enjoy making meals in the spacious kitchen equipped with custom cabinets, a large island and stainless steal appliances. Relax in the spacious master bedroom with a gorgeous tray ceiling. The master bathroom comes complete with a double vanity and a large walk-in closet right beside. There is also two comfortably sized bedrooms and another full bathroom. You can relax outside, on a nice summer day, on the large back covered patio. This quaint neighborhood is complete with sidewalks for a lovely evening stroll. Come see this just-like-new home!



\$229.9K



Jeff City



3



2



1,709



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

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 tall ceilings + bright windows. A large L-shaped kitchen has new backsplash, resurfaced counters, and lots of space for an island + dining area! Outside, a two-story back deck overlooks a lush, fully fenced lawn. The main level master has a private walk-in closet + full bathroom. Two additional bedrooms share another full bath. Extra storage in the attic. Downstairs, over 1,000 sqft of partially finished space is ready for finishing touches. All of the hard work has been done – will you turn the space into a game room, family room, study, guest bedroom, or something else entirely?!



\$164.5K

Holtz
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 jcmoareahomes.com!



\$155K



Fulton



4



2



2,256

UNDER CONTRACT

12010

O'Henry Way

Don't let the build date fool you – this stylish 3 bed, 3 bath home has left the seventies behind! Enter from the shaded front yard into a wide-open floor plan. The wood-burning fireplace serves as the centerpiece of a bright living room. This flows into a formal dining area, which has updated wood flooring and sliding doors to the back deck. A cut-out transforms a once-closed-off kitchen wall into a functional breakfast bar! You'll enjoy the kitchen's stainless steel appliances, modern cabinetry, and pantry. Down the hall, the master boasts its own private bath, while two additional bedrooms share a full bath. There's more space downstairs in the large finished family room, 1/2 bath, and 2-car garage. Updated windows throughout mean that this home will be as economical as it is lovable!



\$157.5K



Holts
Summit



3



3



1,840

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



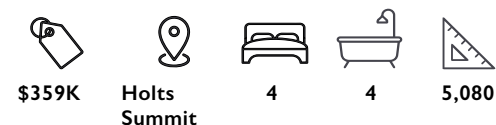
beautiful flooring, and a calming paint pallet. This home also has the convenience of the laundry room being on the main floor. With plenty of living space, enjoy down time in the spacious basement living space, complete with a second bathroom. Off of the finished basement living space is a large garage. 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



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3 Highway C *Prairie Estates*

Fulton 6 Acres \$45K



TBD Davis Prairie Drive *Prairie Estates*

Fulton 8 Acres \$60K



Southwind Meadows *homes now available*

Holts Summit \$34K/ea
6 Lots Available



Legacy & Renn's Lake

Jefferson City – 34 lots available!



Cedar Woods on the Creek

Jefferson City – 6 lots available!



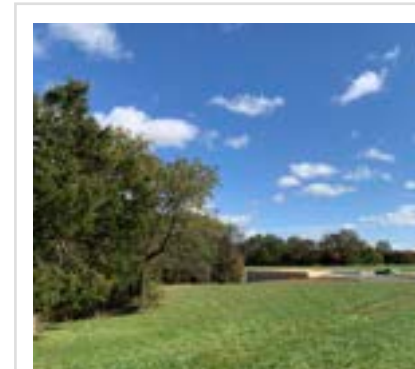
Greenwood Hills

Fulton – 10 lots available!



TBD Audrain Road 918

Mexico 80 Acres \$293,204



5 Ridge Fork

Holts Summit 3.5 Acres \$299K

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!

A BLANK SLATE

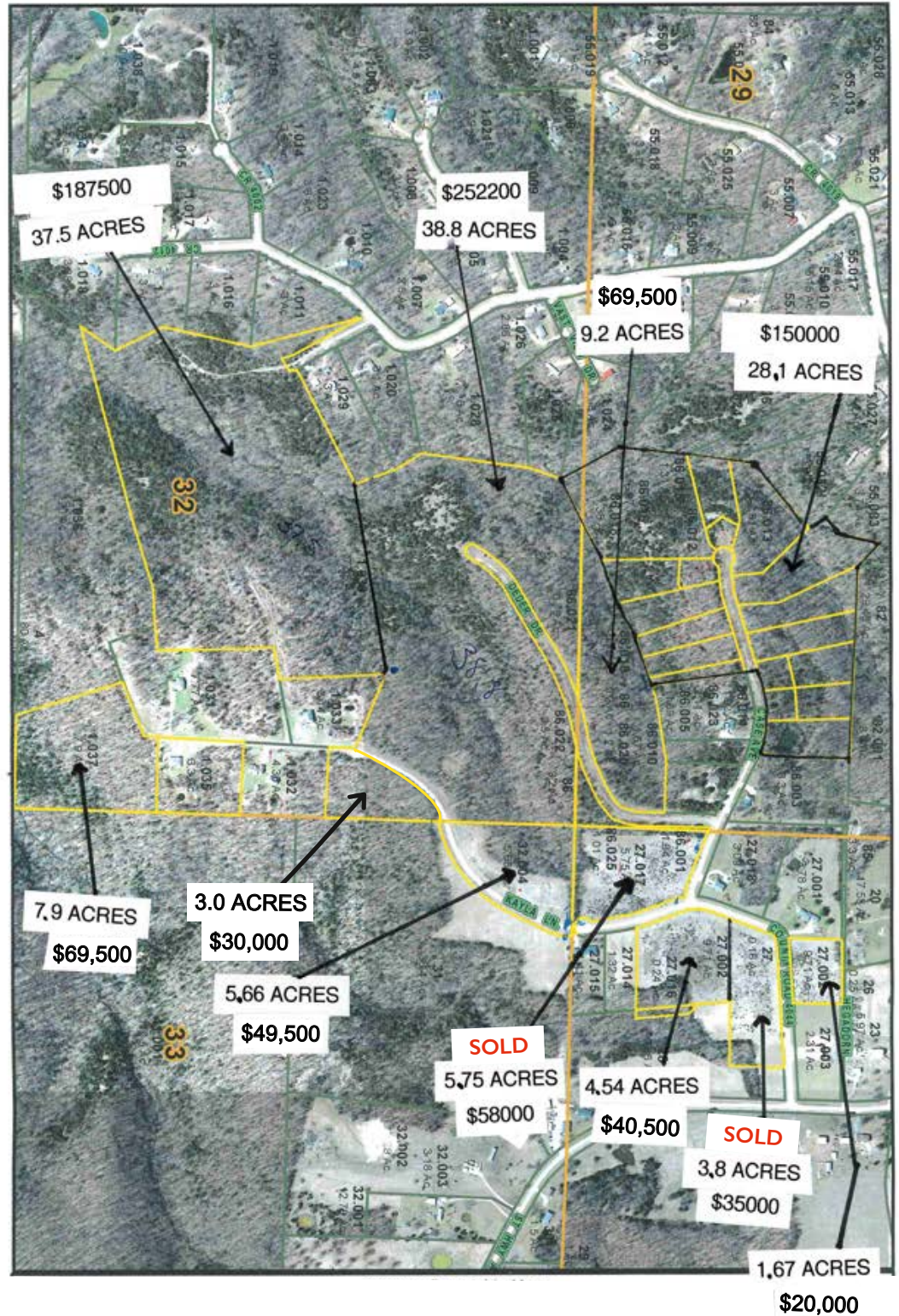
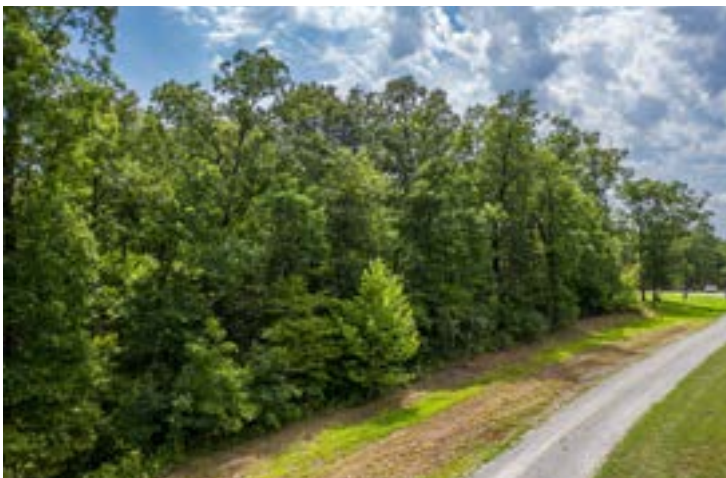
Lots + Land



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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. Utilities are available for connection but are not currently on the property – a true blank slate!








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.



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