

JCMO AREA HOMIES

FOR SALE



KRISTINA & SCOTT'S
McMICHAEL 
Team

Looking to do something fun for Fall? Find out the
McMichael Team favorites on **Page 4!**

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



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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 Holts Summit, MO 65043
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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.





711 Houchin Street

Updated 3 bed, 2 bath home filled with character and charm that will captivate you from the moment you walk up. As you enter, you will immediately notice the hardwood floors that flow throughout. The kitchen features custom cabinets and a tile backsplash w/ bar. Entertain your guests in the massive family room by the fireplace, or step out onto the back deck that overlooks the fenced in, level backyard. With a bedroom on the main, and the primary bedroom upstairs has an oversized walk-in closet. Downstairs you'll find another sizeable family room providing plenty of extra space, along with lots of storage room, a large laundry room, and a 2 car garage. This is an incredible home, with lots of extras, and definitely won't last long! You must come see this one right away! Bring Spot!



\$199.9K



Jefferson
City



3



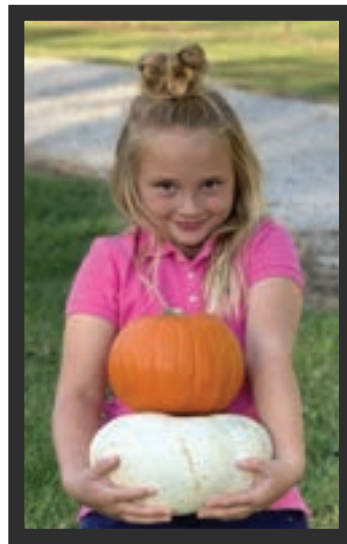
2



2,468



CALL (573) 690-7268 TO SCHEDULE A SHOWING



by Kristina

Our family loves the holidays. It's so much fun to start the Fall out with Halloween followed by Thanksgiving and end it all with Christmas!

I have always loved to decorate for Fall with both of our kids and a trip to Strawberry Hill Farms is a must in our family traditions. Gavin is a bit too old to enjoy it now, but that's why our kids are spaced so far apart – now I have Payten at the perfect age of 8! Most of my little family's traditions start in this late part of the year. Every year I fill the car up with

by Doreen

Halloween is a fun time in the McCormick household. We get quite a few trick-or-treaters at our house and we love making it fun for the kids...especially Bill!

We spend 2 to 3 days decorating the front of our home and every year we seem to add one or two more decorations. (Even though we say we don't need anything else every year...lol. Bill said it's for the kids but I think it's for him.)

To add to the scary effect, Bill dresses up and sits outside to give candy to all of the kids. We actually have kids in our neighborhood that come specifically to our house because they enjoy it so much.

pumpkins of all shapes, sizes and colors – this family owned, special place has sure grown over the years and our kids have both really enjoyed the trips to pick just the right pumpkin – and boy does this place have THE pumpkins! I feel like everything really starts when we get our pumpkins and mums for our front porch.



Our front porch is the main area the kids and I like to decorate for Fall. We enjoy seeing how cool we can make the area leading to the front door. We always mix in a few scary decorations for Halloween fun. This year, Payten found two, 4 foot tall, friendly looking skeletons at HomeGoods and she wanted to hang them on

our porch. So, now we have them hanging where my summer blooming planters usually go, which frame in the front door with the mums and pumpkins perfectly.

We also have our favorite decorations for the inside of our home, one of which was Gavin's favorite and is now Payten's. They both, at Payten's age, would run downstairs to get the 3 foot tall ghost that dances to a song when you walk by. It's been a favorite, but gets annoying if set in a main walkway! When Gavin was little we also had these lite-up eyes I stuck onto the

back door's glass. They scared him every time he would walk by – they were so much fun and he finally wore them out. I keep hoping I will run across another set, but haven't had any luck yet.

I recently read how the #1 Holiday is...NOT Christmas! It's actually Thanksgiving! What made Thanksgiving the #1 Holiday is - less pressure. It went on to say how it's the Holiday where family spends time together in a more meaningful way. I must say, I can understand this.

My family started some traditions for just the four of us, which have been amazing. Last year, Gavin and Scott took off Thanksgiving week and went ATVing in the Rocky Mountains. Just the two of them, in a cabin, with



thousands of acres all around. Payten and I went to Silver Dollar City and spent undisturbed time just us! Payten's highlight was ordering room service for breakfast. It's so funny what they remember, but I know both of them remember having a parent all to themselves.

Whatever your family decorates, enjoys, shares or gathers with...slow down to just enjoy your little family. They are the most important and may not remember what you think they will, but maybe just the room service.



by Mallorie

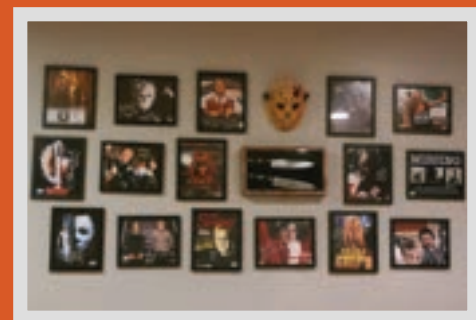
Fall is one of my favorite seasons – the crisp air, the smell of bonfires, the sweaters, festivals and the best part... Halloween! I can't hide that Christmas is my absolute favorite holiday, but Halloween is a very close second.

We have many traditions in our family besides the typical pumpkin carving and trick-or-treating. I really enjoy the weekend that we all work together to decorate the house inside and outside – Liam and Wyatt are old enough now to really help out and have their own little styles. We also go to Shelter Insurance's "Goblin's in the Garden" event where they

have different booths with activities, treats and prizes for the kids. Hunter is still young enough to really enjoy every stop along the trail. I really do love all these ages, but we are looking forward for the kids to be old enough to start going to haunted houses... the giggles, the screams, the terror! I am so looking forward to sharing that with them!

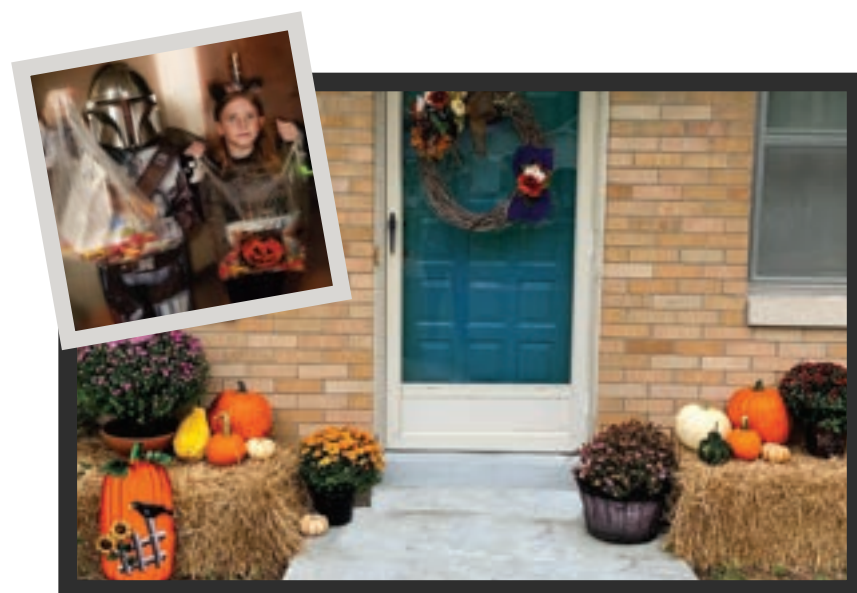


My husband loves Halloween more than anything and in our household, it's basically Halloween year round. In



our basement, we have a "horror wall" (which is really turning into more than just one), that we have different signed autographs from actors who starred or appeared in horror movies. So, you

can see that our kids have pretty much grown up with horror and they love it too. Halloween has become one of their very favorite holidays and they start planning what they want to be months before October even hits! The day Spirit Halloween opens up... well, you know where you can find us!



by Angel

The shift in the air from summer to fall just hits different for me. I'm sure the crisp chill mornings bring a bit of relief from the oppressive heat and it's one of the most welcome aspects. But, I really do love all that fall brings with it: richly colored leaves, sweaters, hayrides, pumpkin everything, football, feasts, family, and Halloween frights.

I love taking my kids to Fischer Farms Pumpkin Patch at the start of October. We pick out the mums and pumpkins that will adorn our front porch. When they were younger, my kids loved playing in the corn box. We always try navigating our way through the corn maze, and I always get lost! My favorite part of the day there is going on a hayride through the pumpkin patch as we look for the perfect pumpkins.

A few years ago, my family went to Heritage Days in Warsaw, and I would love to take them again this year. This outdoor event had tons of unique craft vendors, historical information, and activities against a beautiful outdoor backdrop near the Truman Dam. We spent the day wondering from booth to booth, seeing amazing historic outfits and buildings, checking out a little museum overlooking the dam, and taking photos.



130

Angel Lane

This 5 bed, 2 1/2 bath home with numerous updates is nestled on 6.5 level acres in a quiet subdivision with easy access to neighboring cities. Enter the spacious foyer that flows into the formal dining room. The kitchen features granite countertops, abundant cabinetry, a gas range + electric oven. Enjoy time with friends & family in the living room by the fireplace or step out onto the patio to take in the view. With another room on the main level that could be used as bedroom & 5 bedrooms upstairs, this home has plenty of space! Downstairs boasts a large family room, library with built-in bookcases, & plenty of storage. The wooded acreage has tons of potential while the open areas are perfect for lawn games, gardening, or adding a pool. Rare blend of in-town living with country privacy.



\$418.5K

Holts
Summit

5



2.5



3,524



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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!



\$419.9K

Holts
Summit

4



3



2,630





190

East Center Street

Under Contract

Move in ready home! This one level 3 bedroom, 2 bath rancher has 1371 square feet of living space situated on a large 0.42 acre level lot. This property is conveniently located near the Center Street Exit at Holts Summit, allowing you quick access to Highway 54. A large, comfortable living room with vaulted ceilings and fireplace flows into the open kitchen/dining room area. This functional kitchen includes oak cabinets, lots of counter space, french doors which lead to the backyard. Primary bedroom with two additional bedrooms allows you plenty of space. The fenced backyard (above ground pool included) and 10 x 10 storage shed top off this affordable, must see home! This one won't last long...



\$160K

Holts
Summit

3



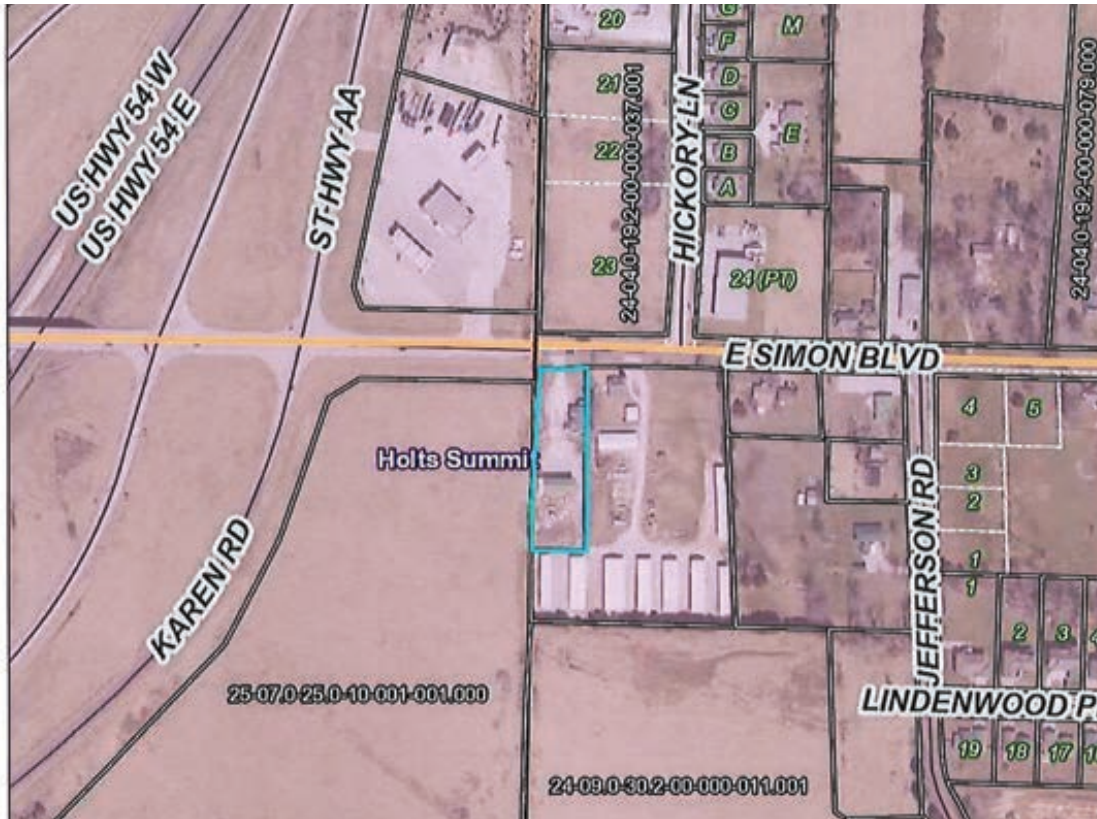
2



1,371



CALL (573) 690-7268 TO SCHEDULE A SHOWING



137

E Simon Boulevard

Under Contract

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



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Owner/Home Inspector

Richard Ives
Home Inspector

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573-694-0994

CentralMOis1@gmail.com





1592 Summit View Drive

Come see this 4 bedroom, 3 bath home on 2+ acres of wooded privacy. Nestled behind the neighborhood, for a secluded feel, this home has room for all your hobbies and equipment with 2 garages on the main and 2 full ones out of the basement. When entering, you will love the designer colors that make this home a cheery place for everyone to enjoy. The main level, has a split bedroom, open floor plan with a kitchen you will gather around. The abundant oak cabinets are accented by the hardwood floors that lead into the dining area. BBQ out the back deck or on the covered patio area with only your woods behind. Downstairs is an oversized family room along with a half bathroom, 4th bedroom with its own bathroom, and 2 car garage. This is a home you must see!



\$275K



Holts
Summit



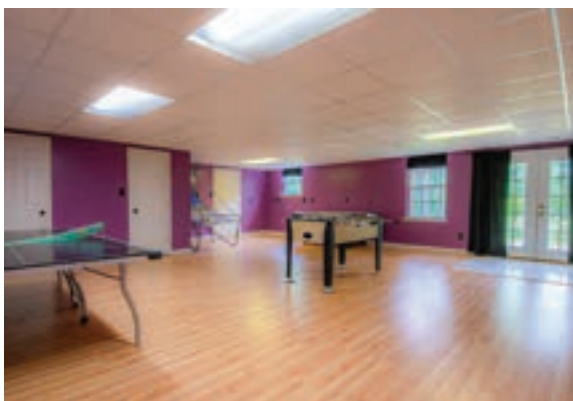
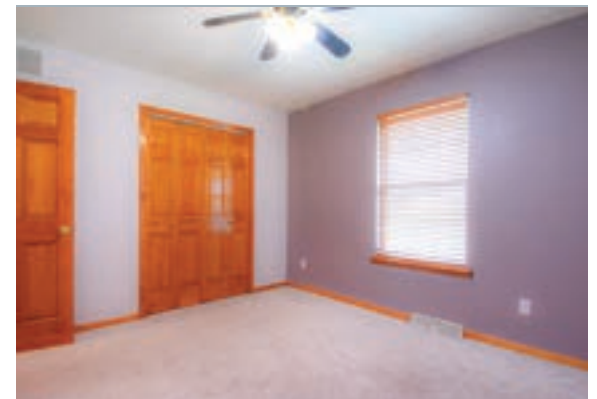
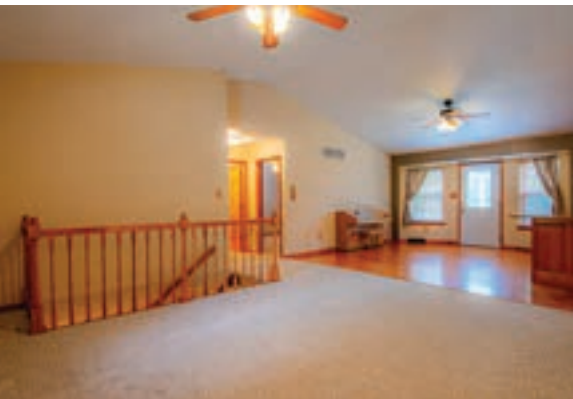
4



3.5



2,948



CALL (573) 690-7268 TO SCHEDULE A SHOWING



2676

County Road 4043

This immaculately kept, one-owner home sits on 4.3 acres. This home is on all paved roads and close enough to town - just 5 minutes from the Missouri River bridge, but far enough out to provide the peaceful beauty of the country. When entering you will notice the functional floor plan with the eat-in kitchen that has an abundance of cabinets. Oversized bedrooms and an unfinished downstairs for additional room make this home ready for expansion. Relax on the large deck overlooking the backyard and enjoy the beautiful view. This 4.3 acres gives you privacy around the house with woods behind. The the HVAC system has been replaced approx. 5 years ago and roof is approx. 3 years old. This home has been loved and cared for. Come and see this outstanding property!



\$199.9K

Holts
Summit

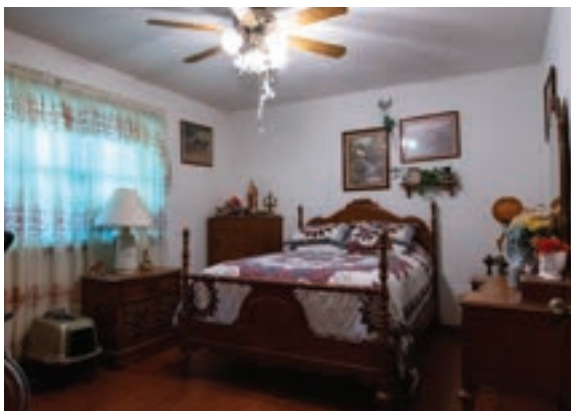
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2



1,144










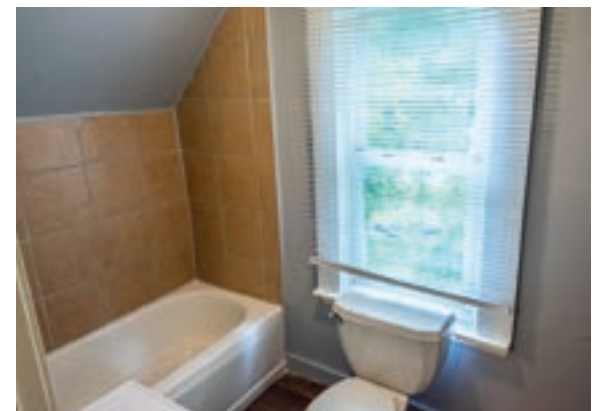
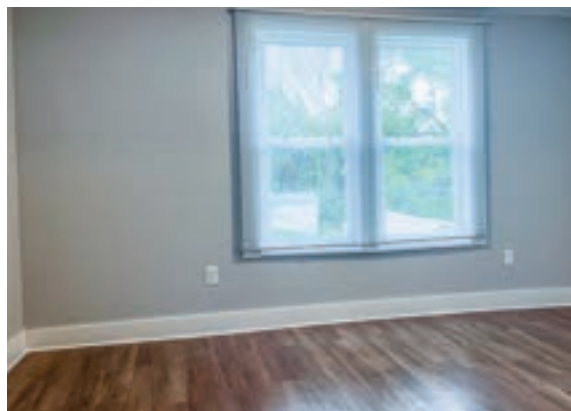
217

Olive Street

Remodeled 4 bed, 2 bath home with a new roof and water heater installed six months ago, and countertops and appliances had been replaced a year ago. Primary bedroom located on the main floor. It has a nicely sized backyard for gatherings. Come See! \$1000 concession for shrubs.



 \$144K
  Jefferson City
  4
  2
  1,799



CALL (573) 690-7268 TO SCHEDULE A SHOWING



12133

County Road 4040

Gorgeous 4 Bed, 3 Bath home on 3.4 acres in the peaceful Whispering Woods Subdivision. Entering the home, you'll notice the warm wood floors of the kitchen/dining combo and the ample cabinet space. Vaulted ceilings in the living room give an open and airy feel, while the fireplace provides a cozy focal point. Step out onto the back deck for a beautiful view of the backyard. The primary bedroom features a specialty ceiling, jetted tub in the private bathroom, large walk-in closet, and access through french doors to the screened in porch. There are two more bedrooms on the main level, and the downstairs features an oversized family room, a sizeable additional bedroom, and full bath providing plenty of space! This house has been well-maintained and the roof was just replaced last year.



\$379.9K



Holts
Summit



4



3



3,368



**"In today's
market,
flexibility is
key."**



Heather Hagner

*2nd VP - Mortgage Loan Officer
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8515

Brazito Road

Come see this 3 bedroom, 3 bath home in a Lakeside Community, located on 1/2+ acre with level backyard that has been partially fenced. Enjoy all the privileges of the lake. Part of the Eugene school district. This one won't last long!



\$159.9K Eugene



3



3



1,686





816

Court Street

A HISTORIC HOME ON BEST STREET IN FULTON! Flora Delle Clayton's residence is one of the oldest homes on Court Street. Just 2 blocks from the downtown Brick District of Fulton, this 2-story home is ready to be refurbished. Flora Delle lived to be 103 1/2 and purchased this home in the 1930's thereby being only the 2nd owner! Original stain glass windows, solid carved entry doors, thick baseboard trim and eye-catching fireplaces make this home have original charm with more hiding just underneath the 1960's paneling of that era. There is now an upstairs apartment which used to be part of the original house. Flora Delle told family the original main staircase was packed in a wall when the upstairs became an apartment with only an outside entrance. (Can only see apartment on a second showing.)



\$130K



Fulton



5



3



2,911

Lot 2

County Road 385

This gorgeous 3 bed, 2 bath new build is all one level and is located on 4 +/- acres. Enter into the oversized great room, which flows through an archway to the spacious kit/din combo with granite countertops, specialty ceiling, and custom grey-stained cabinets with tile backsplash. Enjoy your morning coffee or long evenings watching the sun set from the covered patio overlooking this gorgeous level 4 acres. Primary bedroom has coffered ceiling and walk-in closet. The attached private bath features double sinks, custom cabinets, and beautifully crafted tiled shower with full glass shower door where you will want to soak up the steam. The 3 car garage offers plenty of extra space for all your recreational toys! This home is one of those hard to find new builds in the country on acreage!



\$399.9K

Holts
Summit

3



2



1,753



CALL (573) 690-7268 TO SCHEDULE A SHOWING



10830

Old US Highway 54

This 3 bed, 2 bath home is all one level. Located in the Southward Meadows subdivision and conveniently situated minutes away from grocery stores, banks, and restaurants, and only 5 minutes to the Missouri River bridge. This home features an oversized kitchen with a large island, covered patio, and 2-car garage. This is a must see home and will go quickly!



\$289.9K



Holts
Summit



3



2



1,687



KRISTINA & SCOTT'S
McMICHAEL 
Team



On the spot and without hesitation we will give you the name and numbers of our last 3 clients!

135

Star Drive A

Plenty of living space in this 2 bed, 2 bath townhome. Enter into the living/dining combo; this bright room has large windows, tall sloped ceilings, and lots of room. This area flows directly into the eat-in kitchen with an abundance of cabinetry and counter space that serves all your cooking needs. Washer/dryer hookups and a convenient exit to the 1-car garage are just around the kitchen corner. Down the hall, the primary bedroom boasts a private full bath and walk-in closet, while the second bedroom is just across the hall from the main full bath. Watch the sun rise from the patio in the backyard.



\$149.9K

Holts
Summit

2



2



1,120



135

Star Drive B

Plenty of living space in this 2 bed, 2 bath townhome. Enter into the living/dining combo; this bright room has large windows, tall sloped ceilings, and lots of room. This area flows directly into the eat-in kitchen with an abundance of cabinetry and counter space that serves all your cooking needs. Washer/dryer hookups and a convenient exit to the 1-car garage are just around the kitchen corner. Down the hall, the primary bedroom boasts a private full bath and walk-in closet, while the second bedroom is just across the hall from the main full bath. Watch the sun rise from the patio in the backyard.



\$149.9K

Holts
Summit

2



2



1,120

CALL (573) 690-7268 TO SCHEDULE A SHOWING



11999

Paradise Ridge

DUPLEX FOR SALE: 2002 construction, 2 oversized bedrooms, 2 baths, 1 car garage on 2 acres located just miles from Holts Summit. Each unit has an open concept with ample amount of natural lighting. Buy the duplex, live in one side and rent the other for extra income, or rent out both units. Either way, the investment opportunity could be great. Don't miss out!



\$192.5K



Holts
Summit



2



2



2,700



JEFFERSON CITY, MO
573-635-6614

MAKE THE SWITCH. CALL TODAY!



3429

State Road AA

Under Contract

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

Main Level is a minimum of 1,450 sq. ft.

Split-Level is a minimum of 1,500 sq. ft. *(with 900 on the Main Level)*

Two-Story is a minimum of 1400 sq. ft. *(with 900 on the Main Level)*

Front side of the home shall be brick or approved hard surface





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.

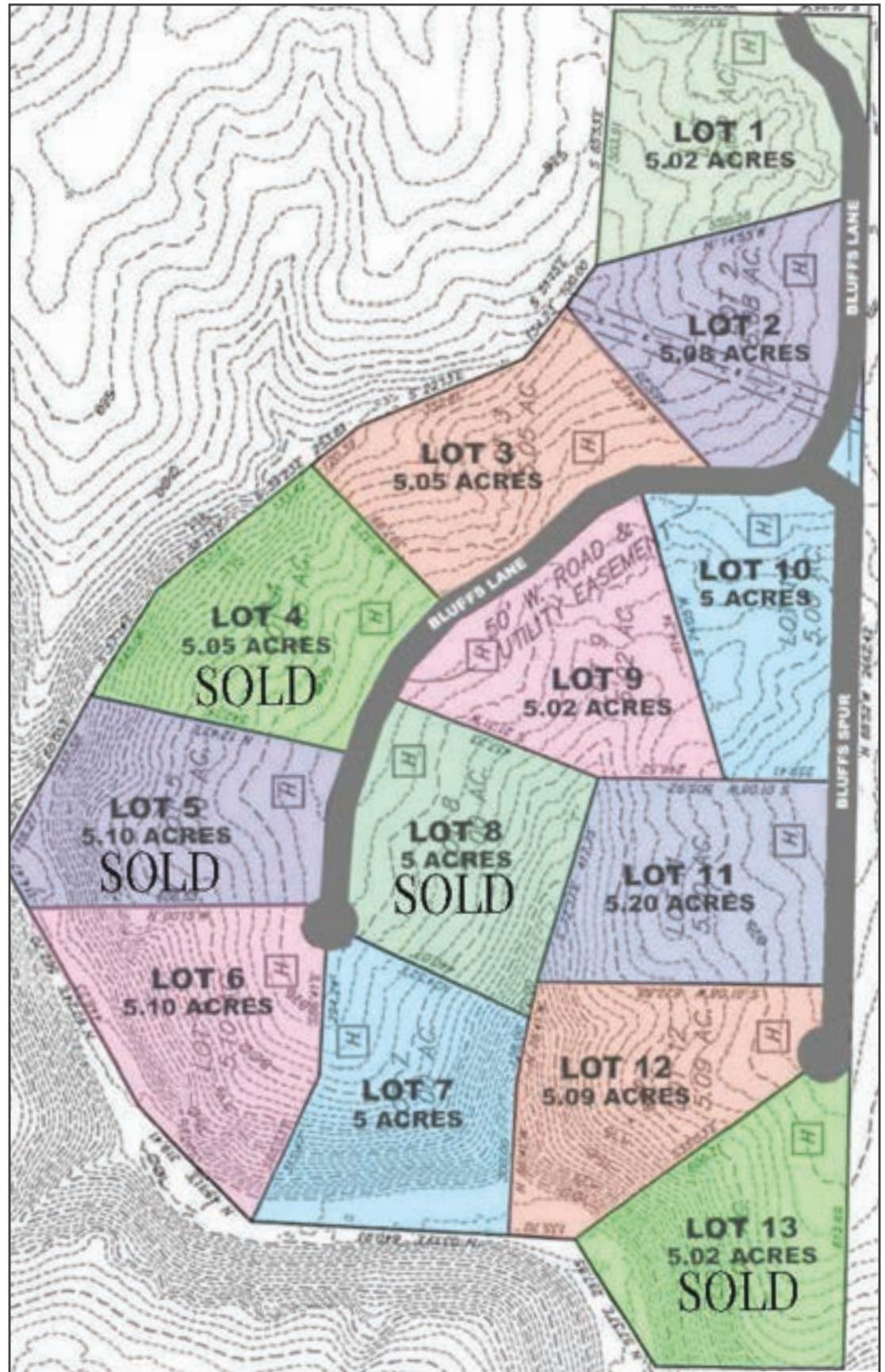
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Lots 1-13
The Bluffs

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)!





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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)





TBD

Business 54

This commercial lot is one of the last along the Business 54 stretch. This location fronts Business 54 and also backs nicely up to Tennyson Road as well. No subdivision restrictions are on this tract of land. Could be used for a new business site or any type of commercial use.



\$100K



Fulton

1.6
Acres

TBD

Angel Lane

0.79 acre lot on a quiet, wooded cul-de-sac. Water, city sewer, electric and gas are available. Lot is primarily wooded, allowing for many recreational opportunities. Located at the end of a cul-de-sac, the entire subdivision only has a few houses on it. Even though you are in the city, because of the seclusion, you will think you are in the country. The seller had custom house plans drafted specifically for this lot. See attachment.



\$24.2K

Holts
Summit.79
Acres

CALL (573) 690-7268 TO SCHEDULE A SHOWING



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.



\$30K



Holts Summit



.96 Acres

9613

Engineers Road

Weekend getaway spot for your camper conveniently located across the road from the Osage River on Engineers Road (Osage City). Public water is available at the meter on the property. Electric is available, but will require a meter to be set. Boat ramp access to river is across the street. Come spend your weekends with your favorite people and Spot!



\$35K



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!



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!



\$63 .9K

Holts
Summit

4.6
Acres



CALL (573) 690-7268 TO SCHEDULE A SHOWING



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 for 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.



\$28K



Holts Summit



.36 Acres



\$28K



Holts Summit



.28 Acres



4

East Simon Boulevard

This 14.02 acres is a rare find! Situated at the end of a blacktopped road. This land is amazingly diverse and was part of a larger farm which has been in the same family for over 100 years. This land is partly fenced with grassland for animals. Laying just perfectly for a walkout basement or one-level home, this land is located in a superior spot just minutes from the heart of Holts Summit, but hidden away. The back of the property is definitely a backdrop worthy of your dream home! Imagine waking up to a bluff view with a creek running through the vast rocky outcrop.



\$146.3K



Holts Summit



14.02 Acres

“Your home, your business, your land, we make it easier. To us, quality service means meeting all your needs in a real estate transaction and exceeding your expectations. Our wealth of knowledge allows us to provide our clients with the highest level of service and provide creative solutions to problems that can arise during the closing process.”



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Phone: (573) 635-0615 Fax: (573) 635-0724

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TARGETED MARKETING

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

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

It's Just Us. Helping Just You.

...and we're trying to raise 2 kids too!

It's been a little while since I've written about my kids. I was worried they might think I was sharing too many stories about them, but Gavin told me to write this one. So, I'm back in business with the blessing of my son!

Gavin just finished his sophomore summer, and even though he had been doing work for us he finally got what he considers a "real" job. He actually started a few weeks before summer, because he was so excited about his new job. I have to give a shout out to Capital Machine Company that hired Gavin, because they were incredible to our son. He loved working with them and I believe the feeling was mutual. Scott and I let him manage his first job on his own and we hoped he had learned something from us – some flicker of hope that all of our hard work might actually show. I think every parent has this feeling where you send your kid out into the world with the hopes that the world doesn't throw them right back at you.

After one of his first paychecks, he came home with this very expensive flashlight – his first purchase as a real working mini man, and he thought he had arrived. This light could do it all and he wouldn't put it down. Gavin is very mechanical and I swear he has built every lego out there since age 4. He has always prided himself in knowing just how to fix things or insisting he knows just how to fix things, which there is a fine line between really knowing and being a know-it-all.

Since Gavin was a small child, he's always had to have something in his hands to fidget with. In 1st grade, it was those hard-to-find lego figurines – you know the ones you'd have to buy the entire lego ship to get only 2. He'd sneak those little storm troopers into school in his pockets, he just couldn't leave them behind. Before 1st grade was over, his teacher had his lego people in a growing shoebox collection of her own.

I had to tell you a bit about Gavin so you will have an appreciation for why he just couldn't stop fooling around with this new flashlight. He was so in love with this flashlight he kept showing us everything it could do – you would have thought he was a salesperson for this, I'm sure he could have convinced you to buy one, too. He was so excited about it that he set it next to the hot tub, got in and read the entire directions. Yes, for a flashlight – I didn't even know flashlights came with directions!

Getting ready for work the next day, we all had to be involved in his devastating problem when the flashlight wouldn't turn on. When he got home from work that day, he carried in a new working flashlight. One of the owners was very kind to trade the original flashlight for a new one. We asked Gavin what was wrong with it. Gavin seemed a bit deflated as he said, "It's supposed to be waterproof!" Apparently, he had read how that flashlight

was waterproof and since he was in the hot tub, he put it under water. The part our son did not see was it isn't waterproof when fully retracted to make a linear light.

They graciously gave Gavin a new one as he argued with me that the flashlight SHOULD have been waterproof. I just shook my head and got that strange look clarifying the last statement for the 3rd time, and yes he was clearly telling me it was the fault of the flashlight, well actually the engineers of the flashlight.

Gavin thinks this is where this story is going to end, but I just have to tell the rest of the story from a parent's perspective of just trying to get these kids raised. This summer, Gavin also thought the Roomba was waterproof and submerged it under the faucet to clean it. We couldn't figure out why it quit working – along with not only one, but TWO Bissell Crosswave Cleaners. Scott told him to clean them off and Gavin wanted to do a better job and cleaned them off with the garden house on the back patio.

Gavin will still profusely argue the point how none of these are his fault. Why? And I quote, "Because they ALL SHOULD be waterproof." So Roomba, Bissell...you had better step-it-up too. It's about time you are fully waterproof and ready for any hot tub. Because, that's the way it SHOULD be.

