

# J C M O AREA

# HOMES FOR SALE



All One Level with Designer Kitchen



McMICHAEL  
Team



JCMOAreaHomes.com

# We Are... The McMichael Team

As a privately owned real estate company we are passionate about going above and beyond for our clients and strive to give them the best experience our reputation is built upon. Our personality and flavor is all our own and we know exactly what it takes to help you sell your home. We have had the honor of being VOTED #1 IN 2015 and 2016 AS BEST REALTOR in City's Best Magazine as well as receiving the News Tribune READER'S CHOICE AWARD the last 4 years for best Real Estate Company and the last 2 years we have won best Real Estate Company and Best Agent.

If you are selling or buying a home, we are the AWARD WINNING TEAM to TRUST. We sure work hard. You'll see.



HENRY  
(573) 690-3897

KRISTINA  
(573) 690-2075

SCOTT  
(573) 690-7268

McMICHAEL   
Team



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Featured on the Cover

Open House: September 16th, 1:00 - 2:00



# 210 HARWOOD



All on one level with special touches and finishes that makes this custom home get noticed. You will notice the soaring entryway leading into the family room and living room where you can cozy up to the fireplaces in both rooms with one electric and the other gas. You will enjoy cooking in this designer kitchen with center island; 3 full walls of cabinetry; all appliances stay. The laundry is just off the kitchen and is followed by the 2 car garage. A separate dining room is perfect for scrumptious meals. Each doorway has special molding bringing classic charm. Three bedrooms, 2 full bathrooms plus extensive shelving in one bedroom make these very usable and one could even be an office. The master has walk-in closet and private bathroom. Fenced, level backyard with back patio for relaxing.



**3 BEDROOM**



**2 BATHROOM**



**1,650 SQ. FT.**



**\$169,900**



# RESIDENTIAL

## 2303 COUNTY ROAD 4032

This beautiful home is nestled at the end of a quiet street on 9 acres that include a white board fenced pasture, small barn, self-contained chicken house and a large shop. The mature woods, behind the home, make for great hunting. Inside, you will notice the expansive wood-burning fireplace as well as the vaulted beam ceiling in the living room. This 3 bedroom, 3 bath home has a pleasing floor plan with a formal dining room. The kitchen is updated with oak cabinets, granite countertops, and tons of storage. Laundry is on the main and there is a finished downstairs with two-car garage, bathroom, additional storage room, and a second wood burning fireplace. When the current owners first drove up to this home, they just knew it was the one... YOU WILL TOO! Welcome home.



3 BEDROOM

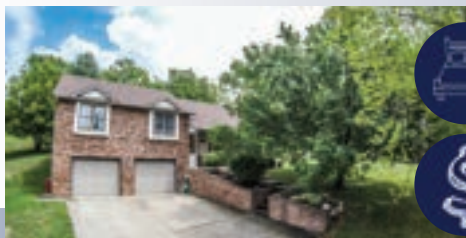


\$259,900



## 2404 COURTYARD DR

What a beautiful landscape! This spacious raised ranch home has a picturesque front yard that feels like it was plucked from a magazine. When entering, the vaulted ceilings of the large living room greet you and lead your eye to the kitchen and dining combo just upstairs. The kitchen is perfect with custom cherry cabinets, quartz countertops and a beautiful glass tile backsplash that ties the room together. Just off the dining area you will be drawn to the private backyard that extends to the tree line with a fenced in area. The master bedroom is your personal getaway with a private bath and large walk-in closet. With 3 bedrooms, 2 baths and an additional family room down this home has a space for everyone. You'll want to call this house your home!



3 BEDROOM



\$189,900

Open House: Sept. 15th & 29th, 10:00-11:00





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

# 9568 TASHA LANE

This home sits on over an acre lot right on the lake! This lake community is a wonderful place to live with a walking trail around the lake and a pavilion for your private use. You will enjoy this spacious new build with 4 bedrooms and 3 baths. The main level features like-hardwood floors in an open kitchen and dining area which flows nicely into the living room. The kitchen features medium grey stained knotty alder cabinetry and sleek overhead can lighting. You'll enjoy the breakfast bar and appreciate a spacious pantry that will meet all of your storage needs. The master suite provides a private bath, walk-in closet and double sink. Cross the hallway to the two additional main level bedrooms. Come See this one!



3 BEDROOM



\$194,900

Open House: September 8th, 10:00-11:00



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# 2470 STONEY CREEK

What a terrific setting! This ranch style home sets back from the road in a park-like setting nestled around with trees. Plenty of room for additional parking on the long driveway and 3rd car garage down. New roof, heating & cooling, hardwood floors, carpet and appliances within the last three years, new paint upstairs and down. When entering, the cathedral ceilings and stunning fireplace greet you. Feel the openness of this functional kitchen where the gathering will take place. Oak cabinetry, a pantry and the accessible laundry room make this space have everything in just the right place. The master has a private bathroom and its own walk-in closet. Oversize bedrooms, plus 4th one down, with bathroom and family room give this home a total of 2,834 square feet. Come see!

4 BEDROOM



\$189,900



Open House: September 29th, 11:30 - 12:30

# 198 HILLCREST

Open House: September 15th, 10:00 - 11:00



4 BED/ 3 BATH



1,692 SQ. FT.



\$169,900

# 407 STADIUM

Open House: September 22nd, 11:30-12:30



2 BED/ 1 BATH



840 SQ. FT.



\$55,000



# DEVONSHIRE CIRCLE

Subdivision for Sale



! DEVELOPMENT POSSIBILITIES

\$ \$200,000

# N SUMMIT DR



! 8.03 WOODED ACRES

\$ \$80,000

# SOLD!



304 VISTA RD



3201 CRYSTAL CT



2006 DAISY LN



7625 HUNTERS LANE



718 SWIFTS HIGHWAY



2332 COUNTY ROAD 4032





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## 673 OAK CREEK CT

This seller is paying the \$7800 assessment (for siding) for you at closing. This home has been cared for with updated lighting, newer appliances and countertops, as well as an enlarged island. The two bedrooms are spacious with wall-to-wall shelving in closets and a bathroom to share in the middle. Walk out from the kitchen to your own private patio featuring an herb garden and an expanse of lawn with the wooded backdrop to the back. A large family room that connects to the attached garage features a lovely brick fireplace and a second room open to the family room that could be used as an office, bedroom, or craft room. And when you want, take a dip in the swimming pool at the end of your block. You'll want to come see this entire home first!

**2 BEDROOM**



**\$89,900**



**Open House: September 8th, 10:00-11:00**



# 1825 E HIGHWAY MM

Secluded living with 51 grassland acres and woods that can be used for hunting behind. The winding lane to this one-of-a-kind setting leads to the 1 1/2 story home and 48 x 30 detached shop. The shop has electric, water, wood burning furnace, bathroom, insulated and 12' bay doors. Also, a 30 x 30 barn has 2 horse stalls with 3 pastures. When entering this 4 bedroom 3 bath home, the spacious entryway leads into the living room with cathedral ceiling. The inviting kitchen has oak cabinetry with hardwood floors and 2 dining areas. The master suite is roomy and features double vanity sinks and separate shower. A perfect hideout can be found upstairs with an open family room, fourth bedroom (no closet) and full bathroom. Trails with a playful creek in the woods leaves something for everyone!



4 BEDROOM



\$425,000



## 45 Acre Tract!



45 EGLIN DR

\$292,500

## 62 Acre Tract!



62 EGLIN DR

\$372,000

These tracts of land in the heart of Holts Summit have many possibilities. The acreage is situated just outside the city limits and could be used for recreation or a hobby farm. Build your perfect home on this gorgeous acreage! This scenic land features a diverse topography and is abundant with wildlife. All utilities are nearby.



# 7894 OLD HIGHWAY 54



Enjoy country living with this gorgeous home on 33+ acres! The acreage surrounding the home features a large pond, 15 acres for cattle and horses, trees and three out buildings for all your needs. As you enter the home, your eyes will be immediately drawn to the gorgeous fireplace that is the centerpiece of the large, open living room. The living room flows into the kitchen and dining room that show off the pond and acreage behind the home. You will feel grand as you enter the master bedroom and far grander when you step into the master bath. A large stand alone shower with a rainfall showerhead, double vanity sink, and walk-in closet attached sets this master suite apart. The downstairs features an additional bedroom, a gas fireplace in the family room, and a hobby room. Come see it all



**3 BED/3 BATH**



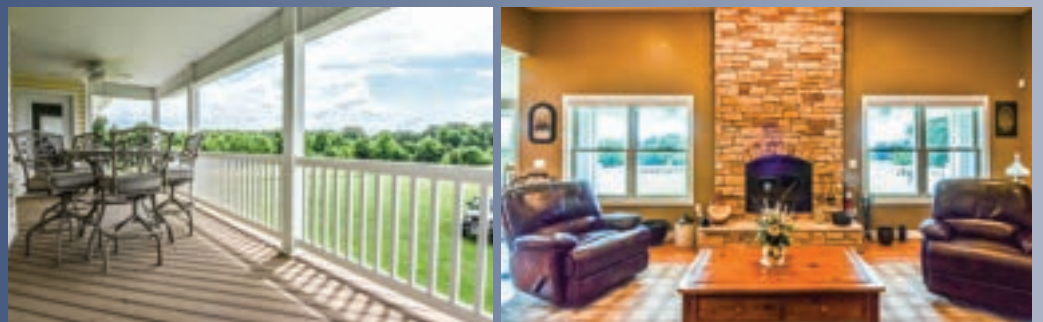
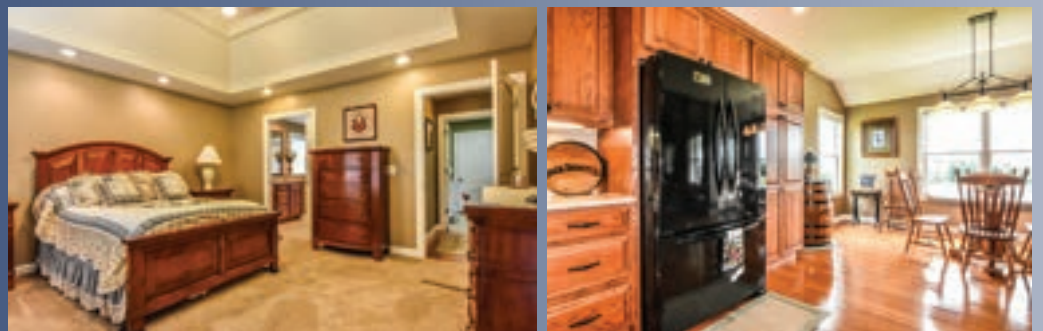
**33+ ACRES**



**2,383 SQ. FT.**



**\$570,000**







## ***SCOTT SCHWANT***

*Owner of McMichael Realty, Inc.*

*Kristina, Scott & Henry McMichael Team*

**WHAT IS YOUR AREA OF EXPERTISE?** Working hard. Realty requires a lot of things, but at the end of the day, you have to have your boots to the ground, working hard.

**WHAT MAKES YOU AND YOUR COMPANY STAND OUT FROM YOUR COMPETITION?** I don't worry about my competition. I work real estate full time, the most important aspect of that is the tremendous people I get to work for. When you're working as hard as I do, it just all comes together.

**ANYTHING ELSE?** Kristina and I are very family oriented, so we are very concerned and involved with raising our children, Gavin (12) and Payten (4). Raising these two kids will be the most important accomplishment of our lives. We are striving to raise them to impact this community in amazing ways.

**FAVORITE MOVIE:** National Lampoon's Christmas Vacation

**FAVORITE BEVERAGE:** Scotch - in a glass, absolutely must have a large ice ball.

**FAVORITE QUOTE:** "Don't stop until you are proud." - Johnson





# Kristina McMichael-Schwant



**MCMICHAEL REALTY, INC.**

## **DRIVEN, PERFECTIONISTIC, PASSIONATE**

Kristina McMichael-Schwant believes that if you do something you love, you will do it better than anyone else.

Kristina's career as a real estate agent started in 2003 after a lively family dinner conversation at her brother's house. "We were discussing repicking our careers and what we'd do if we could become anything we wanted," Kristina shares. "As we went around the table, I shared the idea of becoming a Realtor."

The admission got Kristina thinking and she called her father the next day. "I told him we should open a real estate company," she says. "He was surprised, but agreed it was the perfect time in his life as well." By the end of that summer, McMichael Realty Inc. was open.

Kristina's interest in the real estate profession began while working in her parents' rental houses as a kid. There was always a project going on, and she learned at an early age how to work hard and dig in to get the job done.

"As a child, I would also rearrange my room a lot. There was always a new way to make it look, and I was going to create it," Kristina shares. "I have always been good at putting color combinations together and making everything work." Kristina enjoys using those skills in working with new builds. "I like working on a project until completion and making something from the ground up," she says.

Kristina believes that McMichael Realty has a personality and flavor all its own because it's a growing extension of the countless hours their team puts into making it the best it can be. "We have passion, expression, and perfectionism behind the work we do and we enjoy the people we meet," Kristina says. "It's more than just a job for us. It is who we are."

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## 678 OAK CREEK CT



 3 BED/ 2 BATH

 1,459 SQ. FT.

 \$90,000

## 10411 OLD HIGHWAY 54



 4 BED/ 3 BATH

 2,755 SQ. FT.

 \$130,000

## 906 MINNESOTA

Open House: September 22nd, 10:00-11:00



 3 BED/ 2 BATH

 2,495 SQ. FT.

 \$119,000

## 3133 SOUTHWOOD HILLS

Open House: September 11th, 11:30 - 12:30



 3 BED/ 2 BATH

 1,104 SQ. FT.

 \$109,900



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# SERENITY SUBDIVISION

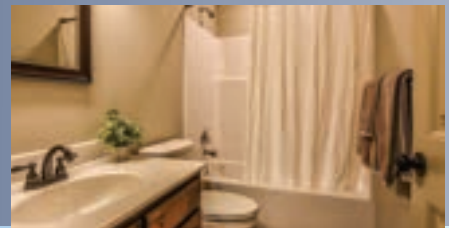
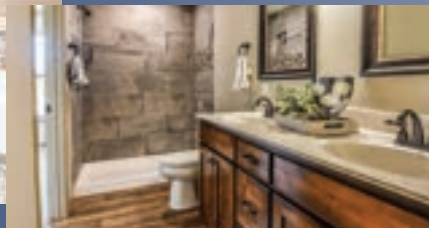
Open Houses: September 8th, 11:30-12:30 & September 29th, 10:00-11:00



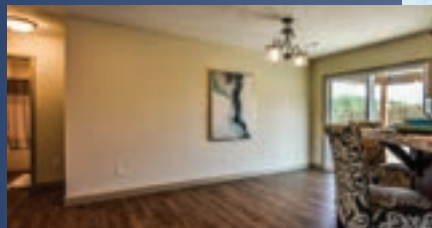
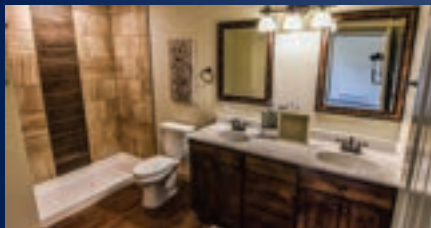
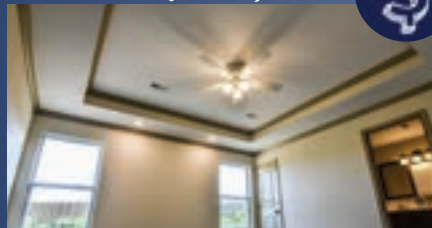
**120 SHELTON DR**



**\$164,900**



**\$179,900**



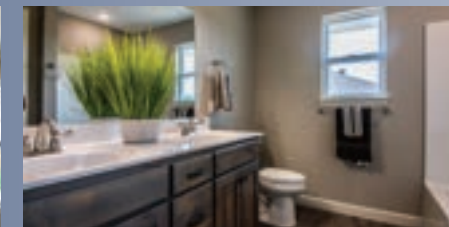
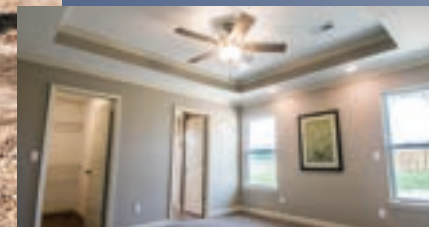
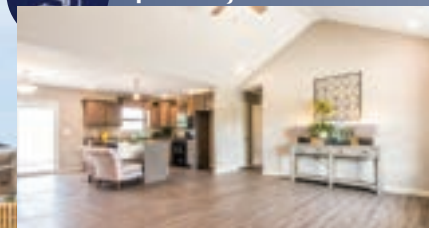
**130 SHELTON DR**



**\$164,900**



**140 SHELTON**





# HOME-BUYER TIPS

As a home buyer, you will simultaneously experience excitement while being scared to death. While every home buyer's experience will be uniquely their own, there are a few mistakes that are common.

## 1) WORK WITH A BUYER'S AGENT

Lastly, and most important. Find yourself an agent as early as you can. They will provide you with a "road map" to direct you through the process. The benefits of having a buyer's agent are more than just having someone to let you in to open a house. They advocate on your behalf, on top of doing their research on the market. The buyer's agent has a fiduciary duty to the buyer, acting in their best interests, making sure their private information is confidential and accounting for all funds and documents in the home transaction.

## 2) GET PRE-APPROVED

It's important to be pre-approved by a reputable mortgage lender. You will need to have an idea of what you can afford to spend on a home. This will allow a buyer to keep from blindly jumping into the home search and not knowing what parameters the lender will require. The formal document the buyer will receive is called a preapproval letter.

## 3) KNOW WHAT YOU CAN AFFORD ON A HOME

While similar to having a pre-approval letter, it is important to know what is a comfortable payment. Many lenders will tell you how much you can qualify for but the important question is what do you want to pay a month. It is important that you convey that to your lender.

## 4) BE REALISTIC IN THEIR SEARCH

Of course, you should buy a home that works with your budget and your needs. However, make sure you don't get caught up in a few unnecessary wants that keep you from buying a home altogether. The best thing to do is making a list of your "needs" and your "wants". There are some things you absolutely cannot do without like the number of bedrooms. There are also going to be some things like granite countertops that you would like but is probably not a "deal" breaker.

## 5) BE WILLING TO COMPROMISE

You don't want to miss out on an opportunity to buy a home that works for your needs, just because it doesn't fulfill your wants. Especially in the current market, one could miss an opportunity for a wonderful home if they are not willing to make some of those "trade-offs".

## 6) HAVE A VISION

We aren't talking about major renovations but things like floor coverings, paint, and minor alterations. Even if you can't afford the updates upon moving in, you can save up over time and add improvements little by little until the house is more your style.

## 7) HAVE A WHOLE HOUSE INSPECTOR BY A PROFESSIONAL

Skipping the home inspection, or hiring an unqualified family member or friend to perform a home inspection could lead to issues down the road. You need to know what shape the house is in before you buy to avoid getting stuck with a money pit of home repairs you didn't plan for. You are educating yourself about your home and the inspector will give you great tips on maintenance as well as things to watch. Should the inspector find any issues with the home, this will allow an opportunity to revisit the selling price with the seller and seller's agent to make sure you're getting a fair deal based on the condition of the home.





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\$140,000

Make this commercial building your residential home! While this building previously served as a bank it has high potential to be transformed into a perfect home. A break room in the back could be converted into a bedroom, and a vault room would make the perfect bedroom or man-cave. While you could make it your ideal home it is still ideal for commercial endeavors as well. Year built is estimated by assessor's office. Items not included in sale which will be removed by seller prior to closing: ATM and ATM canopy where applicable, all furniture, fixtures and equipment (including security equipment), all signage (including pole signs where applicable). Take a look at this one of a kind location!

**\$199,900**

Sitting just off Simon Blvd in Holts Summit on a 1+ 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.



\$159,900

Nestled in the trees of a residential area, this workshop is perfect for the worker who doesn't want to be too far removed while working. The shop features a loft, a 12 foot wide garage door, and a 1/2 bath. You won't want to miss this opportunity.



# LOTS & LAND



**LOTS**  
**GREENWOOD HILLS**



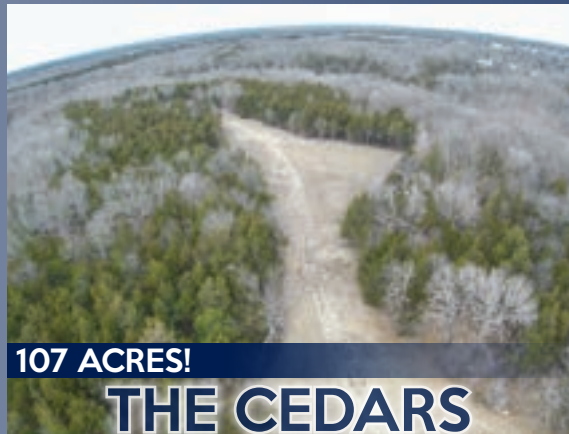
**LOTS**  
**STERLING RIDGE**



**READY TO SUBDIVIDE**  
**PARKVIEW**



**ACREAGE LOTS**  
**PRAIRIE ESTATES**



**107 ACRES!**  
**THE CEDARS**



**LOTS**  
**SOUTHWIND MEADOWS**



**LOTS**  
**LEGACY & RENN'S LAKE**



**LOTS**  
**CEDAR WOODS ON THE CREEK**



**20 ACRES!**  
**ROLLING HILLS**







# OPEN HOUSES

## Saturday, September 8

9568 TASHA LANE	\$194,900	10 - 11
673 OAK CREEK CT	\$89,900	10 - 11
SERENITY SUBDIVISION	SEE PG. 17	11:30 - 12:30

## Saturday, September 15

198 HILLCREST	\$169,900	10 - 11
2404 COURTYARD	\$189,900	10 - 11
704 BRANCH	\$175,000	11:30 - 12:30
3133 SOUTHWOOD HILLS	\$109,900	11:30 - 12:30

## Sunday, September 16

210 HARWOOD	\$169,900	1 - 2
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## Saturday, September 22

906 MINNESOTA	\$119,000	10 - 11
407 STADIUM	\$55,000	11:30 - 12:30

## Saturday, September 29

SERENITY SUBDIVISION	SEE PG. 17	10 - 11
2404 COURTYARD	\$189,900	10 - 11
2470 STONEY CREEK	\$189,900	11:30 - 12:30



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