

JCMO AREA HOMES

FOR SALE



See tips for preparing your home for sale 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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 170 West Simon Blvd
 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.



103

County Road 371

This newly built 3 bed, 2 bath slab home is the perfect place to call home! All main-level living with a lovely landscaped front yard that offers tons of curb appeal. The living room is spacious and sunlight pours in through sliding glass doors that lead onto the patio where you'll want to spend long afternoons enjoying the outdoors. The kitchen features a center island, quartz countertops, tile backsplash and stainless steel appliances. The primary bedroom has plenty to offer with a large walk-in closet and a private bath with double vanities and a gorgeous fully tiled walk-in shower. The backyard is completely level and perfect for a quiet retreat or barbecues with friends and family. Complete with a 2-car garage with epoxy coated floor, this home has it all.



\$325K



Holts
Summit



3



2



1,604



CALL (573) 690-7268 TO SCHEDULE A SHOWING



The background illustration is split into two vertical panels. The left panel shows a grey wall with a large window, a white step ladder with a yellow level and a yellow power drill on the floor, a paint bucket, a roller, and a brush. The right panel shows a living room with a blue sofa, a brown chest of drawers, a blue coffee table, and a window with orange blinds. A white lamp and a stack of books are on a table in the background.

tips to help prepare you for **SELLING YOUR HOME**

Written by: Angel Stansbury

Preparing to sell your home may seem like a very daunting task, but the right help and a few fairly simple steps will help tremendously. These few steps will help increase your home's value and curb appeal. Think about the things that might detract from the attractiveness of

a home, or little things that make you feel more welcome and relaxed in a home. These tips will be very straightforward and will help potential buyers see the best qualities your house has to offer.



let's start with the OUTSIDE

Spring and Summer are when many people decide to put their homes up for sale, and in the hot, dry Missouri weather there are a few things you could do to make sure your house is ready & has maximum curb appeal!

Take care of the lawn. Be sure to keep your lawn watered so it doesn't end up looking like a barren wasteland, but you also don't want it looking overgrown and unruly so be sure to keep it mowed. Double check that your flower beds are weeded and all the bushes and trees are trimmed. The goal here is curb appeal. You don't need a perfect yard, just one that looks taken care of.

Check the exterior of the house. A good power wash could make all the difference to your siding and deck/porch. I power washed my deck in the spring and it made it look like a new deck – getting rid of dark spots and dirt. You don't necessarily have to repaint and re-stain to get a new, clean look. Pay attention to the front door and make sure it's clean and welcoming. An easy and simple tip to increase the appeal of your entryway is to put down a new "welcome" mat. The outside is the first thing buyers will see, so you want to make sure that the outside is appealing enough for them to want to see the rest of the home.



key things to do INSIDE

Take care of any odors. I bet you have entered a place before, business or home, that has had a certain smell that made you want to leave as soon as you walked in. I certainly have. That being said, I have pets and children and I know nose-blindness is a real thing. So, before I have guests over, I follow these easy tips to take care of any lingering odors. First, break open those windows in the spring. It's truly amazing what some fresh air can do. Second, identify where unpleasant odors may be

harbored: carpets, couches, curtains, and bedding. Wash the items that are easily washed - like the bedding and curtains - and spray the items that can't be washed with antimicrobial fabric spray. Shampoo carpets, which has the double benefit of refreshing the look of your carpets and removing any stains or odors. Third, keep trash emptied, dishes washed, and laundry clean so that any potential odor causing items are continuously being taken care of. Lastly, light a few candles or put some air fresheners in. Now, potential buyers can breathe easy while viewing your house.

Keep up on daily chores. Keep floors swept or vacuumed. Keep kitchen counters wiped down and bathrooms clean. Dust regularly. This is important for the photos that will be taken to list your home and for showings and open houses occur.

Depersonalize your home. You may want to rent a storage shed while selling your home to hold some of the items you've already packed to avoid clutter. This can also help buyers more easily visualize the home as their possible new home.

Paint the walls. There are multiple benefits to throwing on a fresh coat of paint, but make sure to fill any holes left from nails and screws prior to painting. You may want to choose a nice off-white to cover the sage green and lavender kitchen – yes, I did those colors for my kitchen, and yes, I regret it. When choosing paint colors, go for neutral colors. Some paints that look neutral may still have tints of warm or cool colors. "Cool" tints have hints of blue or purple, whereas "warm" tints have hints of brown, red, or yellow. A true neutral will not have a cool or warm tint.

Check the lighting. Lighting not only affects the way photos come out, but it also affects how people perceive the house. Soft, warm lighting is welcoming and friendly. Cool lighting can feel sterile and create unflattering photos. Think twice before mixing lighting – it can be hard to combat in photos and can drastically change the contrast between rooms. Sticking with soft white lighting is best. Lamps are a great way to increase your lighting in rooms that need a bit extra.

With these tips, your house will be at peak readiness for showings, open houses and photos for the listing. These things will give a welcoming impression of a clean, tidy, and fresh house that's ready to become someone's new home. And with the right help, the sale of your house will be quick and easy!



2660

Eagle View Spur

A Dave Burks custom home is always immaculately built! The first new build in this picturesque, fashionable development with a 3 acre view of the lake. You will be enchanted when you enter into the open floor plan that gracefully flows into three bedrooms and two bathrooms on the main. The crystal chandelier in the entryway was hand delivered from Czechoslovakia in late 1980's by the developer. Real hardwood floors greet you and draw your eyes to the boastful kitchen and stone fireplace. This kitchen is a delight which surrounds an eight foot island where everyone can gather. All appliances are already here, with massive counter space, and durable soapstone & quartz surfaces. Off the dining room is a 30x10 covered, composite deck with metal railing.



\$566K

Holts
Summit

3



3



3,063



Payne Farm Road

This gorgeous 3 bed, 2 bath new build is all one level and is located on a corner lot in the Southwind Meadows subdivision. Sunlight spills into the living room through the large picture window and the open floor plan flows into the spacious kit/din combo, which is highlighted by granite countertops, an oversized island, custom cabinets and a size-able pantry. Enjoy your morning coffee or long evenings watching the sun set from the covered patio. Vinyl plank flooring runs throughout, including the primary bedroom, while the other two bedrooms are carpeted. The primary bedroom features a walk-in closet and an attached private bath with double sinks, custom cabinets, and beautifully crafted floor-to-ceiling tiled shower where you will want to soak up the steam.



\$344.9K

Holts
Summit

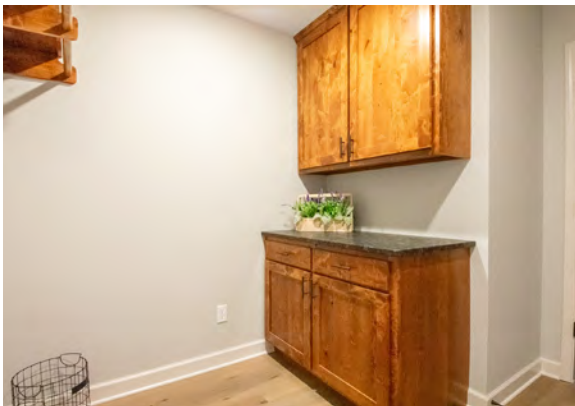
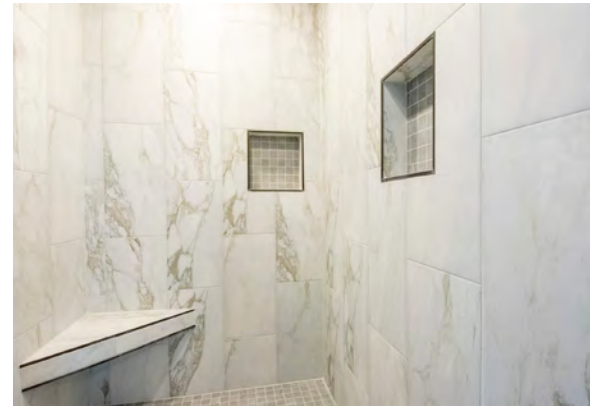
3



2



1,760



CALL (573) 690-7268 TO SCHEDULE A SHOWING



102

County Road 371

Get ready to fall in love with this gorgeous, fully landscaped newly built 3 bed, 2 bath home with an abundance of curb appeal. Upon entering you'll be greeted with gleaming hardwood floors that flow throughout this open floor plan. The kitchen features custom cabinets, quartz countertops, large island, and a walk-in pantry. Step onto the patio through sliding glass doors off the dining area where you'll want to enjoy sipping tea on long afternoons. With a split bedroom design, relax in the private oasis of the primary bedroom with a spacious walk-in closet and private bath featuring tiled floors, twin vanities and a beautiful fully tiled walk-in shower that will have you feeling like your at the spa. The 2 car garage has a durable epoxy floor coating.



\$359.9K



Holts
Summit



3



2



1,780



105
County Road 371

This beautiful 3 bed, 2 bath all one-level home is a must see! Conveniently located, its only minutes from town and 10 minutes from the Missouri River Bridge. This new build features an open floor plan and the kitchen has all new appliances, a tiled backsplash, large island, and pantry. Walk out onto the covered patio through the glass doors to enjoy the view or barbecue. The primary bedroom is the perfect private retreat with its own full bath featuring a beautiful tiled shower and walk-in closet. This home is truly move in ready and has so much to offer!



\$289.9K



Holts
Summit



3



2



1,637



CALL (573) 690-7268 TO SCHEDULE A SHOWING



117

Elm Avenue

Charming 2 bed, 1 bath home boasts main-level living. It has a spacious living room and a formal dining area. This home features a level yard and a garage with carport. Located in the New Bloomfield school district. Just 15 minutes away from the Missouri River Bridge and Jefferson City.

 \$159.9K  New Bloomfield  2  1  1,300

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1822 Grand Point Court

This custom home is on 4 +/- acres just a few miles from Hwy. 54 in Holts Summit. What a tremendous country feel as you pull up to this spacious home with room for a shop! This property has NO RESTRICTIONS and is ready for all kinds of recreational space for fun and parking your toys. Gleaming newness of this home showcases all the latest styles inside and out. The open floor plan has a large kitchen with an oversized island + a beverage refrigerator. Appliances were purchased from Coleman's Appliance Center. Craftsmanship is in the custom cabinetry with many pullouts + specialty items. The hardwood floors are durable and make the main level flow seamlessly. The primary bedroom is where you will want to relax and enjoy the custom bathroom with tiled shower, walk-in closet and much more.



\$335K

Jefferson
City

4



3



2,467





10951

County Road 371

This charming 3 bed, 2 bath home features all main level, with the bonus of a large family room downstairs. Sunlight pours through the picture window into the spacious living room. The kitchen boasts beautiful hardwood floors, stainless steel appliances, and an abundance of cabinetry. A wood-burning fireplace is a focal point in the dining area, and glass doors lead onto the new covered back deck overlooking the mostly level backyard. The primary bedrooms has its own private bath. Downstairs, the family room provides extra space for hobbies and recreation. There is also a garage and shop area. Conveniently located just 15 minutes from the Missouri River Bridge. You won't want to miss out on this one, so schedule a showing today!



\$269.9K

Holts
Summit

3

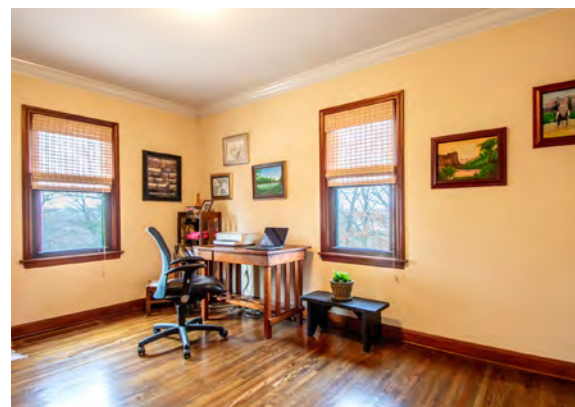


2



2,373





1103

Boonville Rd

Under Contract

This beautiful 4 bed, 2 bath home is striking, with simple elegant lines, brick exterior and dormer windows. This home has been lovingly and stylishly updated. Upon entering, you'll immediately be drawn in by the gorgeous wood floors that run throughout the main level, enhanced by the natural light streaming through the windows, and by the fireplace in the living room that serves as an elegant focal point. The sunroom will be a favorite spot to enjoy the view, soak in sunshine, and simply relax. Moving through the dining area, the kitchen gleams with white cabinetry, stainless steel appliances, tile backsplash and quartz counters. Two bedrooms and an updated bath finish off the main level. Upstairs are two more spacious bedrooms and another full bath, offering plenty of space. This home has an unfinished basement and a stand alone shop, each having a garage. You'll have a place for all your hobbies.



\$299.9K



Jefferson
City



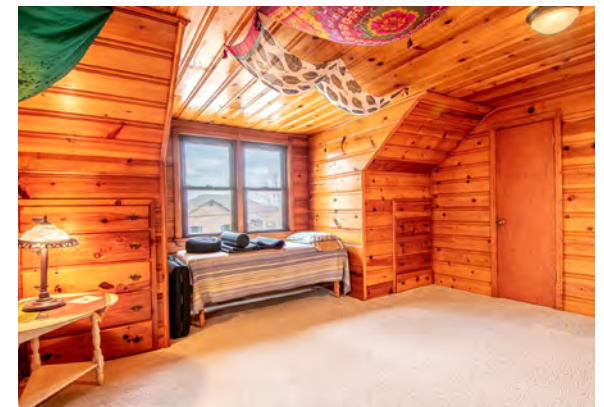
4



2



1,799



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Leighanne Lamb
Vice President, Mortgage Lending

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2625

Renns Lake Road

SOLD

Come home to this beautiful 3 bed, 2 bath home located in the serene Legacy Estates subdivision. Upon entering you'll be greeted by beautiful hardwood floors that run throughout the main living space and the primary bedroom. The kitchen features custom cabinets, stainless steel appliances, and an oversized island for everyone to gather around. Step though the sliding glass doors in the dining area onto the covered back deck to enjoy a cool drink on long sunny afternoons. The primary bedroom is spacious and features a walk-in closet and private bathroom with double vanities and a fully-tiled shower with dual shower heads. With a full unfinished basement, this home has plenty of space and potential. Conveniently located just minutes away from all amenities. This gorgeous home is a must see!



\$368.5K

Jefferson
City

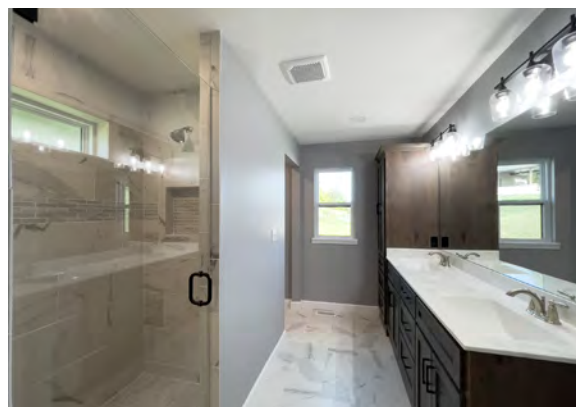
3



2



1,616



CALL (573) 690-7268 TO SCHEDULE A SHOWING



12393

County Road 4040

SOLD

This lovely 3 bed, 2.5 bath home with a semi-open floor plan is a must see. It has been completely remodeled with designer tones. Step into the living room and your eye will be drawn immediately to the electric fireplace that is the beautiful focal point. The kitchen features an abundance of cabinet space & stainless steel appliances. Gather for meals in the dining room or for more informal gatherings step onto the expansive back deck that overlooks almost 2 acres of private woods. The spacious primary bedroom has its own private bath. Main level laundry means no carrying baskets up & down the stairs! On the lower level is a family room with another charming fireplace, a kitchenette area, a half bath, space for gaming or other hobbies, & a queen sized Murphy Bed! Also is Geothermal heat!



\$301K



Holts
Summit



3



2



2,363



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MAKE THE SWITCH. CALL TODAY!

486

Joshua Street

SOLD

This 4 bedroom, 2 bath home is spaciouly designed with a kitchen and dining room combo open to each other for gathering around. Oak cabinetry is abundant on 3 walls of the kitchen with a functional center island and all appliances stay with the property. The 4th bedroom can easily be used as an office or hobby room since it is off the dining area. The main bedroom, has its own private bath. The main bath was updated with in 2020. Vinyl plank flooring throughout. Level back yard would be great for barbecues, outdoor games, or a pool. Sellers can close on this property at any time, however they will need to rent it back through the end of May due to school.



\$229.9K



New
Bloomfield



4



2



1,524



CALL (573) 690-7268 TO SCHEDULE A SHOWING

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

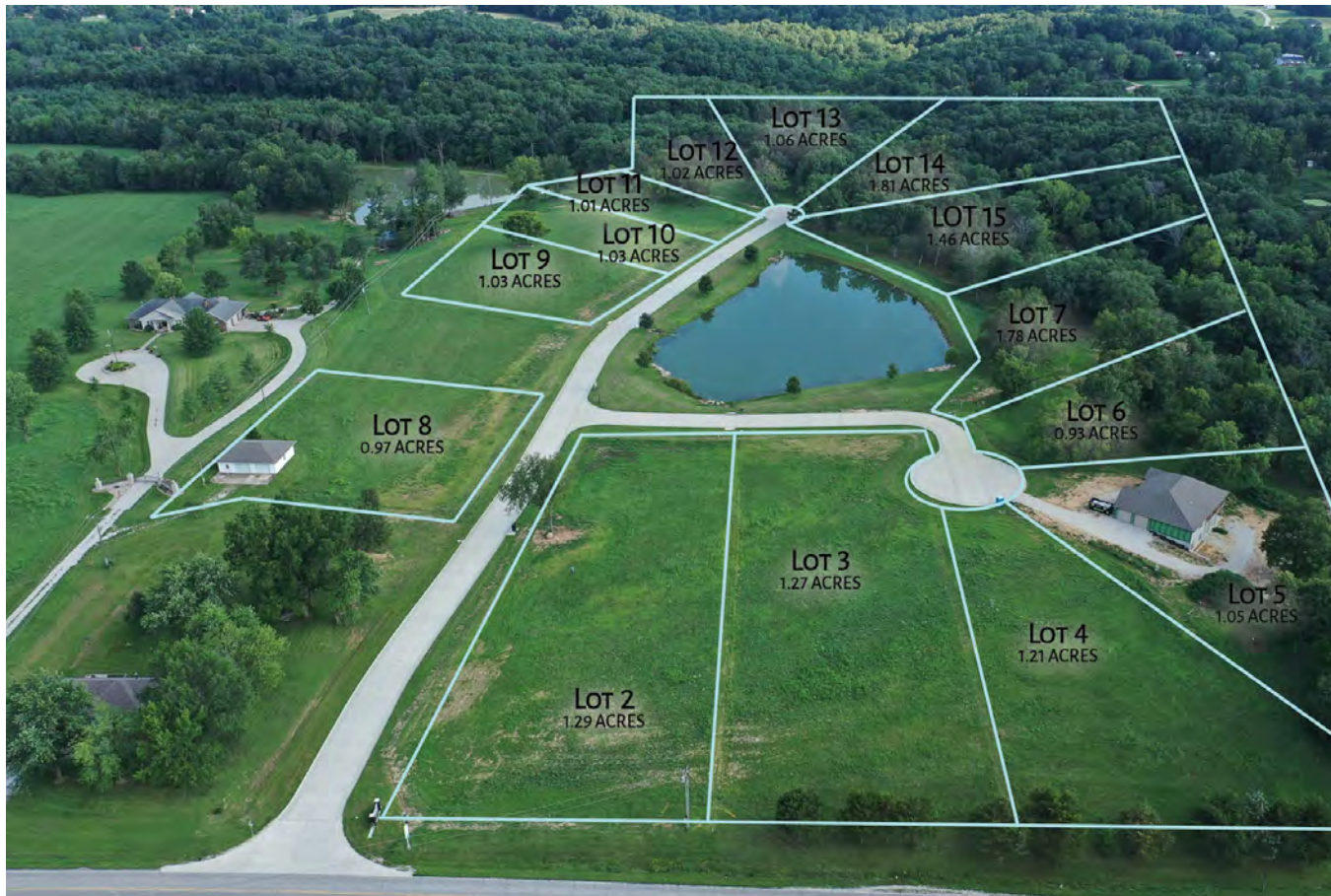




Just on the edge of town and minutes from direct access to Hwy 54! This upscale development features wide, paved streets and lots ideal for walk-out basements, many with wooded backyards. Several phase 1 lots are available and ready for you to build your dream home! Come take a drive through this wonderful development with many beautiful homes already constructed! Utilities include city sewer, electric and water.

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

CALL (573) 690-7268 TO SCHEDULE A SHOWING



— Lots 2-4,6-15 —

Eagle Lake Estaes

This unique rural/county development is tailored to country living with all city amenities and much more. Paved streets greet you at the entrance of Eagle Lake Estates where scenic views are panoramic consisting of 3 to 5 acres from every lot site. Mature trees surround the lake area where fishing, walking or just taking in the breeze rolling across the water is a relaxing setting. All the modern amenities are here with fiber optics provided by Callabyte Technology High Speed Internet - boasting 2 packages with up to 1 GIG of Fiber Optic Internet. Holts Summit City is fully responsible to operate the sewer and this is available for hooking onto from each lot.

Callaway Electric and Callaway Water District #1 are ready to service the entire 15 lots. With a minimum main level finished square footage requirement of 1,800 and brick on 3-sides on most lots (Lots 2, 3, 4, 8, 9, 10, & 11 are 4-sides brick), custom homes will only bring more style to this luxurious place to live. An HOA is already established with an annual fee of \$300 for maintaining the lake, road (snow removal) and land care. David Burks, with Burks Construction, is setting the bar high with a custom home that achieves the style and sophistication only one of his homes can showcase. Come see this manicured Eagle Lake Estates that's ready for you to begin designing your custom dream home.



CALL (573) 690-7268 TO SCHEDULE A SHOWING

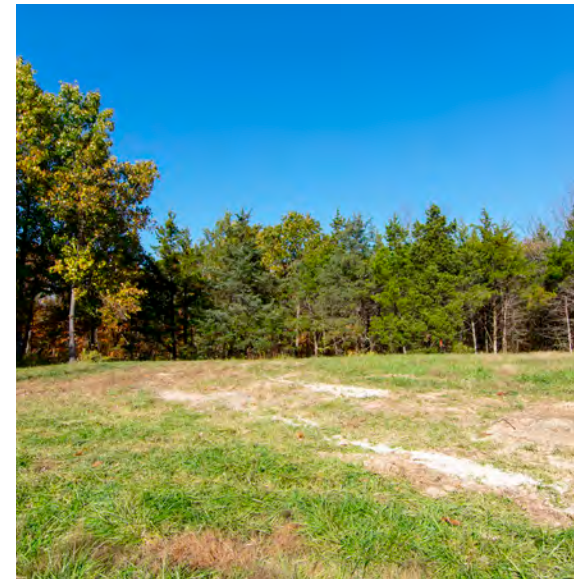


THE Bluffs



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.



\$35K



Fulton

1.6
Acres

CALL (573) 690-7268 TO SCHEDULE A SHOWING



Lot 31

Hailey Lane

This 5 +/- acre lot of land is located in High Horizon Estate and is just off Fletcher Ln. This stunning landscape provides a beautiful view. This site would be perfect for building and is a quiet retreat. The landscape is partially heavily wooded with a clearing to the front of the property. With a private road and rural setting, this is a peaceful and quiet setting. Yet still conveniently located just 15 minutes from the Missouri River Bridge.



\$79.5K



Holts
Summit



5
Acres





Lot 103

Karen Drive

Great lot! Conveniently located and less than 10 minutes away from the Missouri River Bridge. Sewer is available by easement through another property, contact Kieth at the City of Holts Summit to discuss options. This lot is completely level and visible from the highway. Would be great for commercial use or duplex, but zoning would need to be changed through the City.



\$40K



Holts
Summit



.34
Acres

5623

Heritage Highway

This level lot located on a corner in the Eugene School district. Conveniently located just off Highway 54, this lot is just minutes away from the amenities of Jefferson City. This is a great find and perfect for building your new home!



\$32K



Jefferson
City



.31
Acres



CALL (573) 690-7268 TO SCHEDULE A SHOWING



955 & 959

Cochise Drive

This lot is located in the new Indian Hills subdivision. Build your dream home in this beautiful neighborhood. Sidewalks with street lamps line the road. Minimum of 1,450 finished square feet required for the main level. Conveniently located and only 10 minutes from the Missouri River Bridge. Located in the Jefferson City school district, including North Elementary.



\$30.5K



Holts Summit



.36 Acres



\$30.5K



Holts Summit



.37 Acres

120

Wildfire Court

This lot is located in the new Indian Hills subdivision. Build your dream home in this beautiful neighborhood. Sidewalks with street lamps line the road. Minimum of 1,450 finished square feet required for the main level. Conveniently located and only 10 minutes from the Missouri River Bridge. Located in the Jefferson City school district, including North Elementary.



\$35K



Holts Summit



1.44 Acres

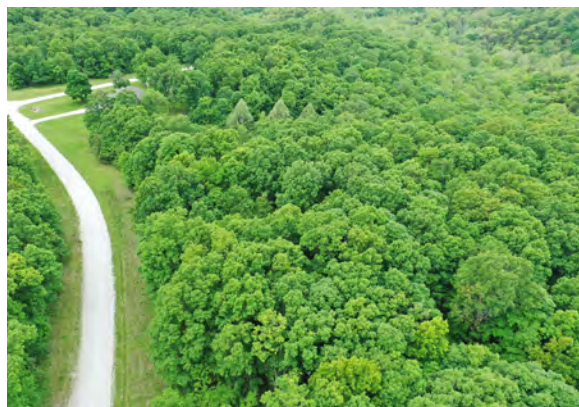
9613

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

7.9 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!



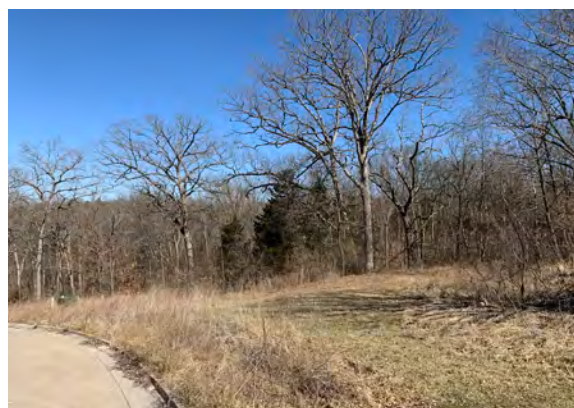
\$98.75K

Holts
Summit7.9
Acres

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 to 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

CALL (573) 690-7268 TO SCHEDULE A SHOWING



TBD

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.



\$497K



Holts
Summit



41.43
Acres

4

E 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. 3 acres of this lot are in city limits, while the other 11 are outside.



\$189K



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

2024 COLORS OF THE YEAR

Glidden Limitless

PPG1091-3

A fresh, warm hue, this color is anything but yellow. Limitless contains both the power of a primary color and the essence of a neutral to support both cool and warm tones. It even has the power to stand on its own. The possibilities are truly Limitless.

Valspar Renew Blue

8003-37D

A nourishing, green-influenced blue that creates a sense of peace wherever you place it.

Behr Cracked Pepper

PPU18-01

A versatile soft black that elevates any room and the way you feel in it.

Dutch Boy Ironsides

422-7DB

The perfect backdrop for showcasing furniture, art and accessories. It brings an all-over sense of sophisticated comfort.

Sherwin Williams Upward

SW 6239

This denim blue with calm gray undertones will have you dreamily adrift in the stratosphere. Pair this light neutral with a cool pastel to complete the effect.