

TNValleyHomeFinder.com

Shoals Edition



1200 CR 61, Florence, AL 35630 - Custom built, one level, open floor plan, home located on 1.69 acres. 3BR/3.5 bath with granite and tiled kitchen, formal dining room opens to family room and kitchen bar area. Home features extra crown molding, tray ceilings, walk-in closets, garden tub and walk-in open shower in primary suite. Other bedrooms are large with Jack & Jill bath, guest half bath, hardwood floors & special designed tile flooring, safe room on main level, 2-car attached garage. Also located on property is a separate building with interior square footage of 4000, heated & cooled, with office and half bath plus two covered porches on each side of building for a total of 6100sf under cover; 10+ car area and RV parking. Additional acreage available. Directions: Off Hwy 72E, turn left onto CR 61 (Middle Road), sign up. MLS 505590. \$650,000.

Looking *for* Your Dream Home *or Land in the Shoals Area?*

Lauderdale, Colbert, Franklin & Lawrence Counties



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Visit Shoals Area Listings at:
TNValleyHomeFinder.com

TIMES
DAILY



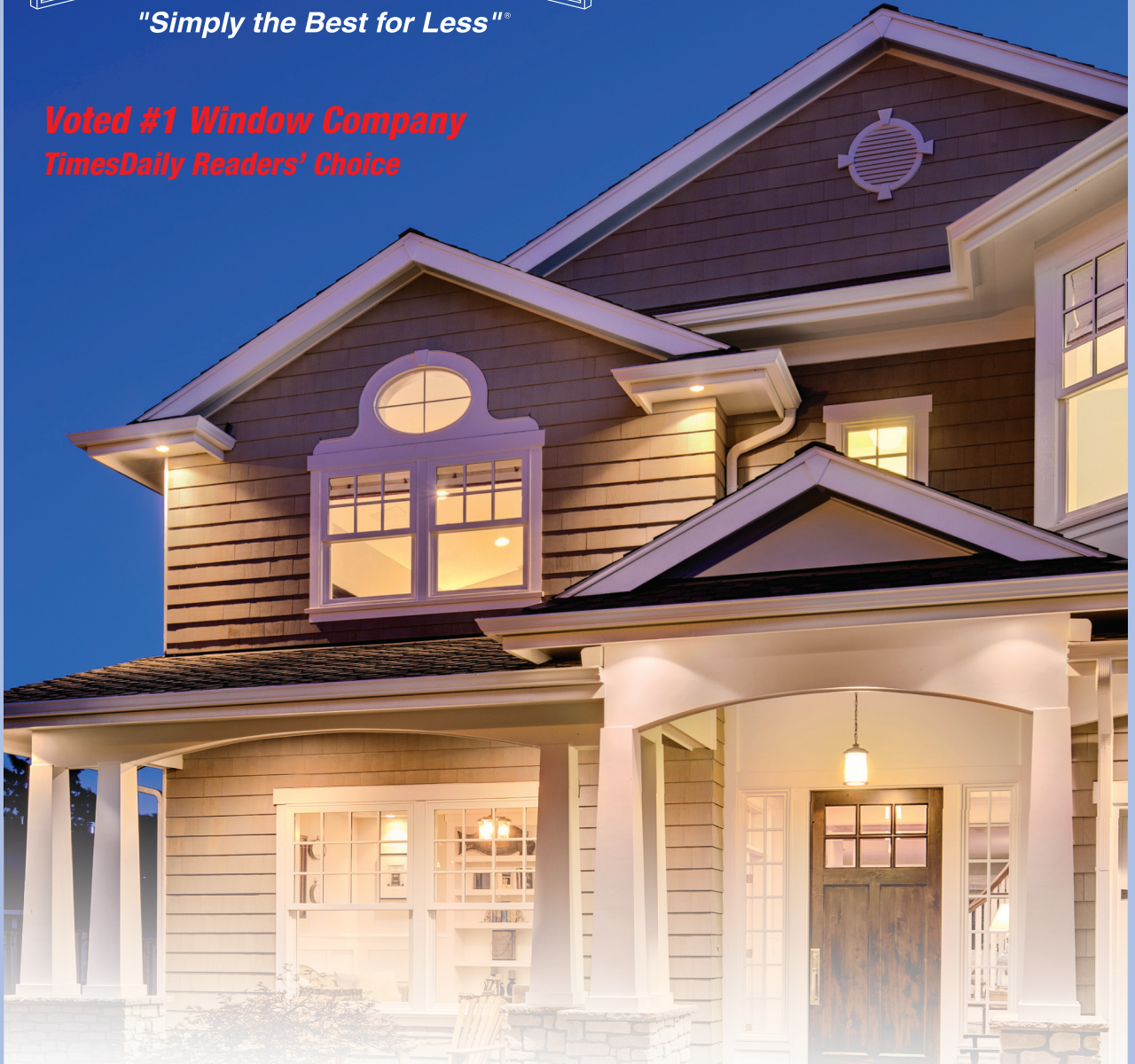
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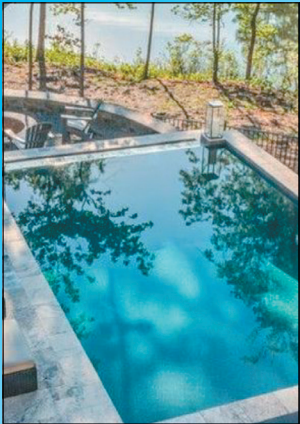
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801 Foster Nolan Rd.

12.75 acres in Tusculumbia Area, Large stocked pond. Power, water and a septic system on the property, lots of possibilities.



4475 Woodmont

Mini-farm with 5 acres in Tusculumbia area. Large rooms, large den with wood burning fireplace, eat-in kitchen, plus addition with storage or office space. Large 30 x 40 workshop. Collar area has power and used as a workshop.



301 Montgomery

Downtown Sheffield, just across the railroad tracks on the left. Old Dairy Queen location.



989 CR 130

Killen area with 12 acres. Custom built home with vaulted Living room, Large windows and a wonderful view, large kitchen with bar. Home is setup for wood burning stove. Large deck, den in the basement Ex. large Laundry room, hardwood flooring and more.



1901 Conway

Complete updated near Hickory Hills, 3 or 4 bedroom, Large Den or Rec room, Pool with Pool house, New Kitchen, with new appliances. Extra Large Garage with a work area and a 1/2 bath. New central unit, large corner lot in Greenbrier Subdivision. Walk to Florence High School.



WATERFRONT

1345 County Rd. 130

4 BR/3 bath home on Shoals Creek with 54 acres. hardwood floors, plus 2nd home and barn on property.



112 Shadow Wood Lane

Heathrow w/a basement, 3 story home with a day light basement full kitchen up and down, large view deck in ground pool, 5 bedrooms, 5 1/2 baths, office, game room, 2 stair cases, circle drive, parking up and down, 3 car garage, extra large rooms and to many upgrades to mention.



120 Lakeshore Dr.

Waterfront Muscle Shoals, best priced lake lot on Wilson Lake. 100 feet on the water with some trees. Property prepared to build. Water navigable year round.



9310 County Rd. 61

9.32 Acres in the St. Florian area. Great for a home, hunting or just to get away.



PENDING

75 Lime Kiln Cove Rd.

Lot on Wilson Lake w/pier & boat house. Year round water, concrete seawall, 2 slip boathouse & 2 boat lifts w/pier. Private lot.



SOLD

615 Rickwood Rd.

North Florence, Lot, close to UNA area, Level lot, water, power, and sewer available for this property.



1141 Co. Rd. 367

Waterfront 2,000 ft. with Boathouse, 2 slips, drive to the boathouse, Large Protective Slough, with home overlooking the main lake it's a 6 mile view. 12 acres over looking Wilson Lake. Gated drive, 5,100 sq. ft. home, with 2 living areas, 4 bedrooms, 3 1/2 bath home with lots of extras, covered patio, extra large patio area for entertaining. Built-in generator, circle drive and so much more on Wilson Lake with a private slough.



SOLD

1783 County Rd. 28

4 or 5 BR/ 2 1/2 bath on 2 acres. Lg. 24x24 separate garage. Lg. kitchen.



511 Cleveland

North Florence, close to UNA, walk to Florence Middle School or UNA. Well kept home with hardwood flooring, New updates, Large eat-in Kitchen, fenced yard, out building, new central unit, updated wiring, Loft upstairs for storage or play area.



SOLD

1445 CR 316

Waterfront, St Florian area, Large home on great water, custom built home on Level Lot, Great Room with 17' ceiling, great water view, Boat house with Deck, Pier and seawall, whirlpool tub in master bath, Hardwood and ceramic tile, lower level plumbed for addition kitchen/bath

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property in
the Shoals!**

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DECATUR



2206 Century Ct.

Pointe Mallard Estates, Complete updated 4 bedrooms, 2.5 baths. New windows, flooring, paint, lighting. New stairs and banister, updated all bathrooms, landscaping, fenced, siding shutters and more. Newly 3,000 sq. ft. with lots of extras.



1203 Glendora Ave.

New construction just off Hwy 72. level lot w/many upgrades, large living room, 9 ft. ceilings w/fireplace. Pick colors & flooring now!



1901 Berry

Hickory Hills area, 3BD/2BA home w/mother-in-law suite. Home has formal living and dining, den w/FP. New flooring, 2 car garage.



ACREAGE

178 Milners Chapel Rd.

40.56 acres with 430 ft. on Shoals Creek, lots of trees and open pasture.

SOLD



Wilson Dam Rd.

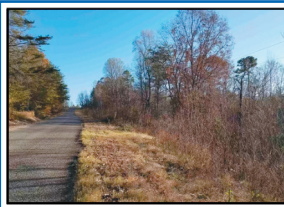
PRIME COMMERCIAL PROPERTY WITH HIGH TRAFFIC FLOW COUNT. SEWER AVAILABLE.

NEW PRICE



112 O'Steen Circle

Updated home with lake access. 3 or 4 BR/2 Bath, 2000+ sq. ft., sun porch, lg. den w/fireplace



137 Claunch Loop

.63 acres, 3 streams, pond on this lot. Great hunting - loaded with turkey and deer. Great for home site or hunting!



0 Dogwood Circle

Great waterfront lot in Muscle Shoals. Walk to water! Best price on Wilson Lake!



14050 HWY 20

Free standing building on Hwy 20, was a restaurant, plumbing is still ready to go, large dining & kitchen area, separate garage on property w/ 3 bays



934 W. College St.

Commercial property across from Wilson Food Center, Great for investors.



Piney Bend Rd.

68 acres with almost a mile of waterfront. Creek is fed from Bear Creek Reservoir.



SOLD

486 County Rd. 172

4 acres in St. Florian Area 3 bedroom home, lots of updates. Large separate garage (30 x 40) 2 roll up doors and a carport, fenced for houses or cows. Additional lot set up for Mobile Home (power, water, septic tank), sunken den with Large laundry room.



2214 Cole Ave.

Complete updated home, near North AL. Medical Center. Central heat and air, workshop in the basement/cellar. Fenced yard.



SOLD

1279 County Road 413

Lake home on large lot. Walk to the water and look out from the deck onto Wilson Lake. House has eat-in kitchen and large upstairs. Must See!



1400 County Rd 65

Killen, Cabin in the Woods, Just off 43 Hwy. Next to Park, Creek and Church. 2 bedrooms, front porch, screened in side porch, Loft that's unfinished and lots of windows, well built home with metal roof.



SOLD

1640 County Road 16

Oakland Area 10 acres Custom built with all the extras. 2 Fireplaces, Hardwood, basement and so much more.



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RESIDENTIAL

- 502 W. Pasadena Ave, Muscle Shoals ...4BR/1BA one level brick home ...remodeled, huge garage, new fence \$195,000
- 448 Zoey Grace, Rogersville ...4BR/2BA one level home in Rolling BrookeNEW CONSTRUCTION...\$299,900
- 113 Chestnut Oak Dr, Florence ...3BR/2BA one level home with 1934sf+/- ... Ryan's Place ...UNDER CONSTRUCTION...\$357,700
- 314 Kingston Dr, Florence ...5BR/4BA home in Heathrow subdivision, split floor plan, 14x22 detached workshop...**SOLD** \$389,900
- 116 Tall Trees Dr, Florence4BR/4BA home with 3679sf+/-, open floor plan, pool, two-car garage
Sales Bonus, \$1,500, close within 30 day period \$485,000
- 114 Chestnut Oak Dr, Florence4BR/2.1BA home with 2587sf+/- ... Ryan's Place **PENDING**\$491,530
- 209 Chestnut Oak Dr, Florence4BR/3.1BA home with 2825sf+/- ... Cypress Creek Manor ...UNDER CONSTRUCTION ...\$536,760
- 328 Wheaton Dr, Florence4BR/3.1BA one level home with 3,300sf+/-, Cypress Creek Manor ...UNDER CONSTRUCTION...\$643,500
- 331 Oakbrook Dr, Florence ..5BR/4BA home in Bentbrook, Bonus Room & Media Room on 2nd level..... **PENDING** ...\$649,000
- 1200 CR 61, Florence ...3BR/3.5BA custom-built home, plus a separate building with 4000sf interior, including two
porches each side of building for an under cover square footage of 6100+/- sf...**NEW PRIC**\$650,000
This huge building will house up to 10 collector cars plus 2 RV's & jet skis.

WATERFRONT RESIDENTIAL

- 753 E. Lakeside Dr, Florence...4BR/3BA home with 205'WF+/-.... located city limits of Florence, AL... Seller wants Offer !!..... \$650,000

COMMERCIAL

- Highland Ave, Florence.....Two lots, zoned multi-family, **NEAR NEW HOSPITAL**, partially cleared
Turn in front of Jack's on Florence Blvd, Glendale St., runs into lots!\$26,000
- Florence Corner of Park & Elmzoned light commercial, off Veterans near hospital5 LOTS.....\$27,500
- 215 N. Raleigh Ave, Sheffield...Building formerly "Pride Cleaners", 12,000sf+/- building in need of renovation... **MAKE OFFER!**
- 917-925 Rickwood Rd, Florence...Prime Location, deep level lot 210x405.....great medical location.**PENDING**.....\$375,000

COMMERCIAL - ACREAGE

- 10 Lots.....George Wallace Blvd, Tuscumbia ...Cleared and ready to use, great location for storage buildings....**MAKE OFFER**
Good storage.....extension of lots back of "Fox Brook Landing"
Attn: Shoals Community College ... great location for parking lot, Storage for boat, RV
- 3.17 Acres, Huntsville Rd, Florence ... **already zoned** - ready to build ...Great location ..near Cox Creek Pky/
Huntsville Rd... architect plans available for storage buildings.....**PENDING** ..\$250,000



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GET YOUR HOME LISTED!

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Corner of Veterans Dr/S. Poplar



Donegal Ct, Peytonia Points- Lot 50
Seawall-Private-Flat Lot



Lime Kiln Hollow Rd, 100'WFx232'
Pier & Boat Lift



Highland Ave - Two Lots
Zoned for multi-family duplexes



Veterans Dr - 6 Lots
Near Hospital



Lime Kiln Hollow Rd, 107.48'WF

LOTS - ACREAGE

Riverton Rose Trl, Cherokee ...flat lot at bottom – wooded at top. It's a bargain
.....APPRAISED.5 ACRES\$25,000

Highland Ave, Florence..Two lots, zoned multi-family, near new hospital, Turn at Jack's
on Florence Blvd by the Pawn Shop, Glendale St. ... street runs into lots\$26,000

Florence – Corner of Park and Elm ...5 Lots... zoned light industrial...5 LOTS., Great
location for storage lots.....\$27,500

Veterans Dr, Florence ... Downtown Florence location, corner of S. Poplar &
Veterans Dr..... NEW PRICE.... \$27,600

Veterans Drive Near new hospital & Marriott Hotel . (corner of Veterans
Dr/S. Blair St) 5 Lots \$59,500

835 Ebony Ln, Tuscumbia Private country setting .. has water, electricity,
septic..... \$59,500

Hwy 72, Cherokee ...100'WF on Big Bear Creek...would make an individual home
with privacy ...8 Acres& pier for access to TN RiverNEW PRICE \$95,000

George Wallace Blvd, Tuscumbia...Foxbrook Landing, 10 COMMERCIAL lots ...Buy
1 lot or all...Shoals Community College – great for parking lot.....MAKE OFFER

Huntsville Rd, Florence...Great location...3.17 Acres...**PENDING**.....\$250,000

20th St. E, Sheffield 2 tracts ... industrial property .. access to RR tracks
...13.46 ACRES.....\$280,000

2309 Veterans Dr, Florence... close to new hospital/Marriott Hotel .. 150' road
frontage .. 6 Lots.....\$375,000



Bridgewater Dr, Florence - 150'WF



Park & Elm St - 5 Lots
New Price



WF 156' - Highland Circle
Lakeside Highlands



Riverton Rose Trail, Cherokee
5 Acres "The Landing"

WATERFRONT-WATERVIEW-LOTS

Donegal Ct, Muscle Shoals ... 228.5'WF+/-, with seawall...lot in Peytona
Points.....Sav-a-Life... Seller wants an offer!! \$194,000

Highland CR, Florence Waterfront lot with 156'WF+/-Lakeside park
on water with boat launch..... Call Shirley with offer!! \$250,000

Lime Kiln Hollow Dr, Muscle Shoals Lake lot on Main Wilson Lake
...107.48'WF+/-..... Great Buy -- Call Shirley \$267,000

Lime Kiln Hollow Rd, Muscle ShoalsLake lot on Main Wilson Lake ... 100'
WF – with concrete pier, boat lift and Seawall, utilities on road\$375,000

Bridgewater Dr, Florence Gentle slope to water ... underground utilities ..
150'WF+/- **PENDING**...\$495,000

Curbs and gutters .. ready to build ... Shoals Creek point lot



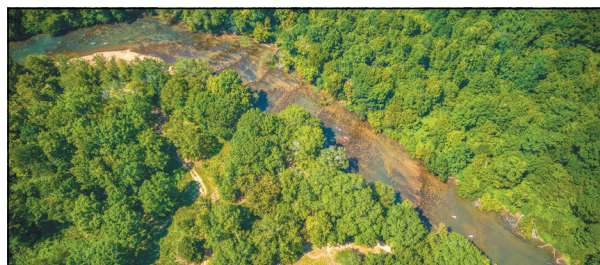
20th St, Sheffield - 13.46 acres+/-



Highland CR - 156'WF+/-



Patti Thomas
(256) 710-3783
patti@neesere.com



A unique opportunity to own a 82 Acres +/- in a picturesque setting surrounded by 4,200 feet +/- of scenic Cypress Creek waterfront, impressive acreage with mature trees in the heart of Florence, just minutes from downtown. This property offers walking trails, kayaking/canoeing, fishing, and abundant wildlife. Great development potential with endless possibilities. Utilities: Power, Water & Gas stubbed to property boundary. Creek Frontage 4,241 Feet +/- 100 Year floodplain includes 28.5 Acres Currently Zoned Vacant Residential Subdivision and Agricultural. \$1,200,000.

DRONE VIDEO OF PROPERTY AVAILABLE

Information has been provided by Seller ***Buyer to verify information with new survey***



448 ZOEVY GRACE DRIVE, ROGERSVILLE • ROLLING BROOK SUBDIVISION LOT 56

Come check out the neighborhood! 4 BR/2 BA Great Open Floor Vaulted Ceiling, Custom Cabinets w/Granite Countertops, 9 Ft ceilings, Tiled Shower in Main Bath/tub/double vanity. Second Full Bath shower/bath combo. 1950 +/-SF. Convenient to the Shoals, Athens, Decatur, Madison and Huntsville. \$299,900. Builder has additional floor plans available... Come and tour these beautiful homes Call Patti Thomas for more Information.

508069-1



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North Alabama consistently ranks as an excellent place to live based on affordability, job opportunities and overall quality of life. If you're moving to the area, there are lots of different choices when it comes to finding a home. Whether you're looking to purchase or refinance, our local mortgage team is here to help you make your dreams a reality.



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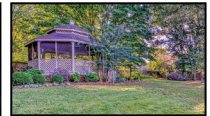


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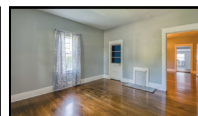
HOUSE BEAUTIFUL CENTERFOLD! This spacious 5,300 sq ft brick two story home with walk-out basement featuring 5 BR's, 4 baths & 2 half baths, 2 fireplaces, gourmet kitchen with granite countertops, stainless appliances, breakfast area, formal dining, sep formal living (or library, music room, study), soaring ceilings in the family room, crown moldings, hardwood floors, gas logs in family room and basement, rec room in basement, tons of storage, sprinkler system, security system, circular drive, wooded natural area... the lifestyle you deserve! Minutes to UNA & downtown. \$650,000.



TWINBROOK - Lots of room to spread out in this spacious 4,000 sq ft one and half story brick traditional home located on a quiet dead end street (Creekwood/ Twinbrook area). Main level master suite, formal living, formal dining, den w/ fireplace & gas logs, kitchen w/breakfast area, sunroom overlooking large private backyard that features a gazebo, great for entertaining! 3 BR's upstairs w/sep den and hobby room or study so parents can have their space downstairs! One of the largest lots! Don't miss this beauty...Because you deserve it!!! \$448,500.



AWAY FROM THE HUBBUB!!! You will love the space and the 5 acres that go with "Family" sized 1 1/2 story traditional home. It features 5 BR's, (poss 6), main level master, 6 baths, hardwood flooring, granite countertops in kitchen and baths, stainless appliances. 2nd kitchen and 2nd laundry, game room, dining, bath, large workshop & 2 car garage in basement + 2 car garage upstairs, 2 H&A systems, above ground pool w/decks. Deck upstairs approx 1 yr old, roof approx 3 yrs old, tractor shed approx 1 yr old! Could have apartment in basement! Lots of storage and closets! \$498,000.



YEARNING FOR YESTERDAY? This American traditional home with its rocking chair front porch affords gracious living in this quiet friendly neighborhood near the Tennessee River overlook! Formal living, dining, den (or sunroom), kitchen plus 4 bedrooms, 2 baths. New paint, refinished hardwood floors, new carpet, new central heat and air unit! Bring your ferns... It's waiting for you! \$189,900



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Visit our website: www.crcrealtyinc.com

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Owner/Associate Broker

Christopher Fowler*

Cell: (256) 762-8871

Managing Broker

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120 TALL TREES DRIVE - FLORENCE

Located on a quite cul-de-sac with feel of a tropical resort! Lush landscaping and an inground pool surrounded by numerous banana trees, and palm tree. A beautiful water feature cascading to a lower level pond complete with fish. A nice size deck overlooks the pond and is an idea spot for relaxation. Home features open foyer and dining room. A large vaulted greatroom with fireplace, open kitchen with granite counter tops, stainless appliances, bar and breakfast area, den with tray ceiling all overlooking the beautiful private backyard. Three bedrooms split floor plan on the main level with 2½ baths. The upper level features a 4th bedroom with a private bath. Covered back porch & privacy fence. 3,146+/- sq.ft. Offered at \$425,000. Call Charlie Fowler 256-366-9327

507389-7



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• PAST PRESIDENT (2003) REALTORS ASSOCIATION OF MUSCLE SHOALS AREA

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MLS

BabsMoodyRealtor@gmail.com
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BERRY CIRCLE/ HICKORY HILLS - FLORENCE

- LOCATION! LOCATION!
- Popular Hickory Hills!
- Lovely Setting/ Circle
- 5 Bedroom/ 2.5 Baths
- Primary Bedroom down
- 2 other BR's up/ 2 down
- Large Recreation Room
- Formal Living/ Hardwoods
- Formal Dining / Hardwoods
- Den/ Masonry Fireplace
- Sunroom Addition
- Extra Large Back Yard



CHAPARRAL DRIVE - FLORENCE

- One Level Brick Home
- Formal Living and Dining
- Large Den/ Fireplace
- 3 Bedrooms/ 2 Baths
- Large Eat-In Kitchen
- Office or Hobby Room
- Covered Front Porch
- Nice Landscaping
- Double Carport on Back
- DETACHED GARAGE/ SHOP
- Large Lovely Level Back Yard
- Location! Location! MLS # 506541



OAKHILL SUBDIVISION - FLORENCE

- 3 Bedrooms / 2.5 Baths
- 2 Bedrooms on Main Level
- 1.5 Story Brick and Vinyl
- Great Room Vaulted Ceiling
- Formal Dining Room
- French Doors to Deck
- Double Garage
- Large Level Lot
- House sold as is



2237 N WOOD AVE - FLORENCE

- North Florence Location
- One Level Brick
- Nice Lg Corner Lot
- Double Detached Garage
- Single Attached Carport
- Covered Front Porch
- Covered Side Porch
- 3 Bedrooms/ 2 Full Baths
- Large Living Rm and Kitchen
- New Flooring/ New Water Heater
- Neutral Colors / Storm Windows
- Level backyard / Call Today!



PICKWICK STREET - SHEFFIELD

- The Village Subdivision
- 3 Bedroom/ 1.5 Baths
- Living Room + Den
- Lg Kitchen/ Dining
- One Level/ Brick
- 1700 Sq Ft
- Metal Roof
- Large Level Lot
- Detached Garage/ Shop
- HOUSE SOLD AS IS
- Disclosure: previous fire
- MLS # 502618



Recommended Tips

When Purchasing A House

- Start saving early.
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- Compare mortgage rates and fees.
- Get a preapproval letter.
- Choose a real estate agent carefully

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455 Woodfern Dr - Killen

Exquisite custom home near Brooks High. This outstanding 3,488 sq. ft. estate with a spacious floorplan sits on just over 3 manicured acres in Brookwood subdivision. The 4 bd, 2.5 ba house offers amenities such as a 3-car garage, safe room, family-friendly rec room with a mini-bar, heated primary bath floors, granite countertops, and a Generac generator. This one is a must see. \$649,900



REDUCED

2332 Sherrod Ave - Florence

Warm and inviting, 3 bed/2 bath, brick home in the heart of Florence. This 1699 sq. ft. property welcomes you with its mature magnolia trees, spacious backyard, and peaceful neighborhood lifestyle. There's plenty of storage throughout the house and in the handy outbuilding. First time ever on the market. \$179,900



Amazing 2.4+-Ac, 700'+ Waterfront - Florence

Opulent views, tranquil sunsets, and serenity abound at this outstanding Wilson Lake tract in Pierrefont Estates. This rare 2.4+-acre paradise with over 700' of waterfrontage provides the ideal setting for your dream home or family compound. No expense has been spared in getting this property ready to build. An approx. 300' man-made seawall with a sidewalk runs along the western property line while an approx. 400' natural seawall fronts the main lake. An expansive 35' x 45' mostly-covered pier with boat and jet ski lifts is waiting to come to life and a wonderfully-placed, oversized gazebo with a fire pit provides breathtaking views. The entire length of Wilson Lake from Wheeler to Wilson Dams can be seen from this property. Impressive retaining walls, concrete steps, a storage building, exquisite landscaping, and a sprinkler system have been put in place. Come see some of mother nature's beauty at her best. 706 Ridgecliff Dr., \$1,500,000



30+/- Ac, 700ft on Bluewater Creek - Center Star

Rare 30+/- acres with over 700 feet on Bluewater Creek. This amazing property offers open pastureland, deep navigable water frontage, and scattered hardwoods. The land is perfect for an estate or development. Must see to appreciate. Adjoining house with approx. 2 acres can be purchased with 30 acre tract. \$795,000



20+acres Waterfront Killen

860' of navigable waterfront on the river!
\$1,085,000.



1.5+/- Ac Commercial Lot, Hwy 72 Killen

Great 1.5+/- acre commercial lot in Killen. With road frontage on Hwy 72 and Alabama St, this corner tract offers tremendous potential for many business ventures. \$150,000



Commercial Lot, 0.69+/- Ac. Hwy 72 - Killen

Great location on Hwy 72 in the Killen city limits. This lot offers excellent commercial potential with frontage on Hwy 72 and Old Lexington Road. \$165,000



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3.17+/-Ac, Davis Estates, Tuscumbia

Looking to build your dream home? This beautiful 3.17 +/- acre tract in Davis Estates offers a private setting at the end of Davis Drive with its gently rolling, wooded terrain. \$46,000



1.74+/--ac Restricted Lot, 3098 CR 63 - Killen

Beautiful 1.74+/- acre restricted tract perfect for building your dream home! This is country living at its best. Great location in Killen within a few minutes drive to Florence. \$44,900



The Grove - St. Florian

Come be a part of this exciting new 40-lot development just outside of the Florence City limits in the St. Florian area! Luxury and elegance abound in this gated community with estate-sized, 1 to 2 acre lots priced from \$85,000 to \$110,000.



Hwy 72 - Killen 9.26+/- Acres

Great development Potential!
\$249,900



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Commercial Potential - 675 Cox Creek Pkwy

Excellent Commercial Potential! This 2,199 sq. ft. brick house on approx. 0.46+/-ac., is perfectly located on Cox Creek Pkwy. Subject to rezoning, the property could serve many uses. \$324,900

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Affordable ways to make homes more appealing to modern buyers

— by METRO NEWS —

Home trends come and go. Today's must-have items tend to become tomorrow's outdated features in the blink of an eye.

Homeowners who plan to stay in their current homes for years to come needn't prioritize modern trends over personal preferences. However, homeowners looking to sell their homes can consider these favored features to increase their properties' appeal to modern buyers.

- **Separate laundry room:** According to the National Association of Home Builders' 2021 What Home Buyers Really Want report, a separate room dedicated to laundry was the most desired feature among prospective home buyers. Though it might not inspire the awe of an outdoor living room or floor-to-ceiling windows overlooking a wooded backyard, a laundry room fills a direct and universal need. Perhaps that's why 87 percent of buyers want a room dedicated to laundry in a home.

- **Exterior lighting:** Drive through a modern suburban neighborhood at night and it won't take long before you realize the popularity of exterior lighting. And that's no coincidence, as homeowners everywhere appear to embrace exterior lighting. The NAHB report indicates that exterior lighting is the most sought-after outdoor feature. The good news for prospective sellers is that exterior lighting is an inexpensive and instant way to transform a property at night. Some solar-powered lighting along walkways and outside the front door can make a home feel more safe, while some uplighting of large trees in the backyard can produce a sight to behold once the sun goes down.

- **Energy-efficient upgrades:** Inflation has driven up the cost of just about everything over the last year-plus, and energy is no exception. So it should

come as no surprise that 83 percent of prospective home buyers are looking for energy-efficient windows and appliances in a home. These features save money and benefit the planet, making them a win-win among buyers.

- **Patio:** Patio spaces have long been popular, but that popularity reached new heights during the pandemic. When forced to stay at home for long periods of time, millions of people longed for ways to spend more time outdoors without breaking lockdown rules. Patios provide outdoor living spaces, and 82 percent of buyers

indicated they wanted a patio with their next property.

- **Side-by-side sink:** A double or side-by-side sink is among the more affordable features buyers are looking for. At less than \$1,000 on average, a side-by-side sink is an affordable way to make a home more appealing to modern buyers.

Modern buyers want a lot out of their homes, and sellers can do their best to meet those desires while getting the most money for their properties.



Side-by-side kitchen sinks are sought-after features among prospective home buyers.

Real *estate* Deals of the Month

July 2019

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BEAUTIFUL WILSON LAKE! 5 BR, 5 Bath custom designed one owner home with approx 5500 sq ft. Main level has great room with gas logs overlooking waterfront, formal dining, kitchen with breakfast room, large master suite w sitting area, 2 walk-in closets, jetted tub, separate shower, his and her vanities, 2 more bedrooms (both with walk-in closets) and attached baths, large laundry with lots of cabinets! Covered patio + deck off kitchen for grilling! Home has large open rec/game room, theater room separated from game room by bar. Call Rosemary Thompson of CR: Realty at 256-335-8882 to arrange your private showing!

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001 Veterans Dr., Florence
Lot Size 125' X 120' MLS#152274



605 W Lakeside Drive - Florence
Basement Home • 4 Bedrooms 3.5 Bath • Attached and Detached Garage • Detached Carport • Approximately 3,024 sq. ft +/- • MLS # 505635 • \$320,000

0 Hightower - Florence
Approx. 1.04 Acres • MLS# 167848

950 Beale Street - Florence
3 bedrooms 1 bath • Remodeled new roof • New central heat and air • New floors, New paint • Approximately 925 sq. ft +/- • MLS# 505638 • Asking Price: \$85,000

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How to pick the right trees for your property

– by METRO NEWS –

Trees benefit a landscape by serving both aesthetic and utilitarian functions. A home surrounded by healthy green trees can be a sight to behold, and those same trees can benefit surrounding plants and wildlife at the same time.

As appealing as trees are, not all trees and landscapes make for the perfect match. The Arbor Day Foundation notes the importance of planning when designing a landscape. Planning ensures the trees homeowners ultimately choose for their properties will grow well in the soil and moisture present in their yards.

Careful consideration of a handful of variables can help homeowners determine which trees will make the best fit for their properties.

- Height: Homeowners must consider the projected height of a tree before planting it. Avoid trees that will bump into anything when fully grown, as

that can adversely affect surrounding greenery and pose a safety hazard. The ADF's tree sizing guide can be accessed at <https://www.arborday.org/trees/rightTreeAndPlace/size.cfm> and serves as an invaluable resource for homeowners who want to plant new trees around their properties.

- Canopy spread: Trees grow out as well as up, so it's important to consider their potential width at maturity as well. The ADF sizing guide can help homeowners get an idea of how wide a tree is likely to be at maturity. Trees that spread out quite a bit don't necessarily need to be avoided, but it's important that they're planted far enough apart so they don't adversely affect surrounding plants. In addition, wide trees that are planted too close together can make the landscape appear crowded, taking something away from its aesthetic appeal.

- Growth rate: Growth rate is an important variable because it can

affect how quickly homeowners will see changes in their landscapes. Homeowners who want to plant for privacy can consider trees with quick growth rates or purchase more mature trees that are already near full growth. Those who are not in need of instant transformation can try trees with slower growth rates, which the ADF notes typically live longer than fast-growing species.

- Requirements: Different trees require different amounts of sun and moisture and different soil components to thrive. Homeowners can have their soil tested to determine which trees will thrive in it. Local garden centers can be a great resource for homeowners who want insight as to which trees will thrive in their local climates.

Trees serve many functions on a property. Choosing the right trees for a landscape requires careful consideration of a host of variables.



2022 TNValleyHomeFinder.com Print Edition - Production Dates

JANUARY 2022						
S	M	T	W	T	F	S
26	27	28	29	30	31	1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31	1	2	3	4	5

FEBRUARY 2022						
S	M	T	W	T	F	S
30	31	1	2	3	4	5
6	7	8	9	10	11	12
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27	28	1	2	3	4	5

MARCH 2022						
S	M	T	W	T	F	S
27	28	1	2	3	4	5
6	7	8	9	10	11	12
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20	21	22	23	24	25	26
27	28	29	30	31	1	2

APRIL 2022						
S	M	T	W	T	F	S
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MAY 2022						
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JUNE 2022						
S	M	T	W	T	F	S
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JULY 2022						
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AUGUST 2022						
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SEPTEMBER 2022						
S	M	T	W	T	F	S
28	29	30	31	1	2	3
4	5	6	7	8	9	10
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OCTOBER 2022						
S	M	T	W	T	F	S
25	26	27	28	29	30	1
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9	10	11	12	13	14	15
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NOVEMBER 2022						
S	M	T	W	T	F	S
30	31	1	2	3	4	5
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DECEMBER 2022						
S	M	T	W	T	F	S
27	28	29	30	1	2	3
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