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Shoals Edition



605 W. LAKESIDE DRIVE - FLORENCE - This spacious gated basement home features: Approx 3,024 Sqft, kitchen w/ beautiful designed cabinets w/porcelain tile floors, den w/gas logs, separate living and dining area, laundry room off the kitchen. 3 bed/2 full baths, smooth ceilings, crown moulding & ceiling fans on main level. Master w/full bath that has porcelain flooring. Master has hardwood flooring that extends through the hallway & den area on the main level. Other bedrooms have carpet. Hallway bath has granite counter tops. The staircase has hardwoods that go to the finished basement. This area has a bonus room w/full bath that can be used as a bedroom/gameroom/office. Huge closet space. Den featuring a gas log FP & porcelain flrs located next to the attached garage. Detached Garage w/living space and half bath above (24x24). Dbl detached carport. Community feat: private park, dock, pier, & playground. All to be verified by buyer. MLS# 508738. Call **Luticia Johnson, Associate Broker, GRI, RE/MAX Tri-State, 256-627-8314.**

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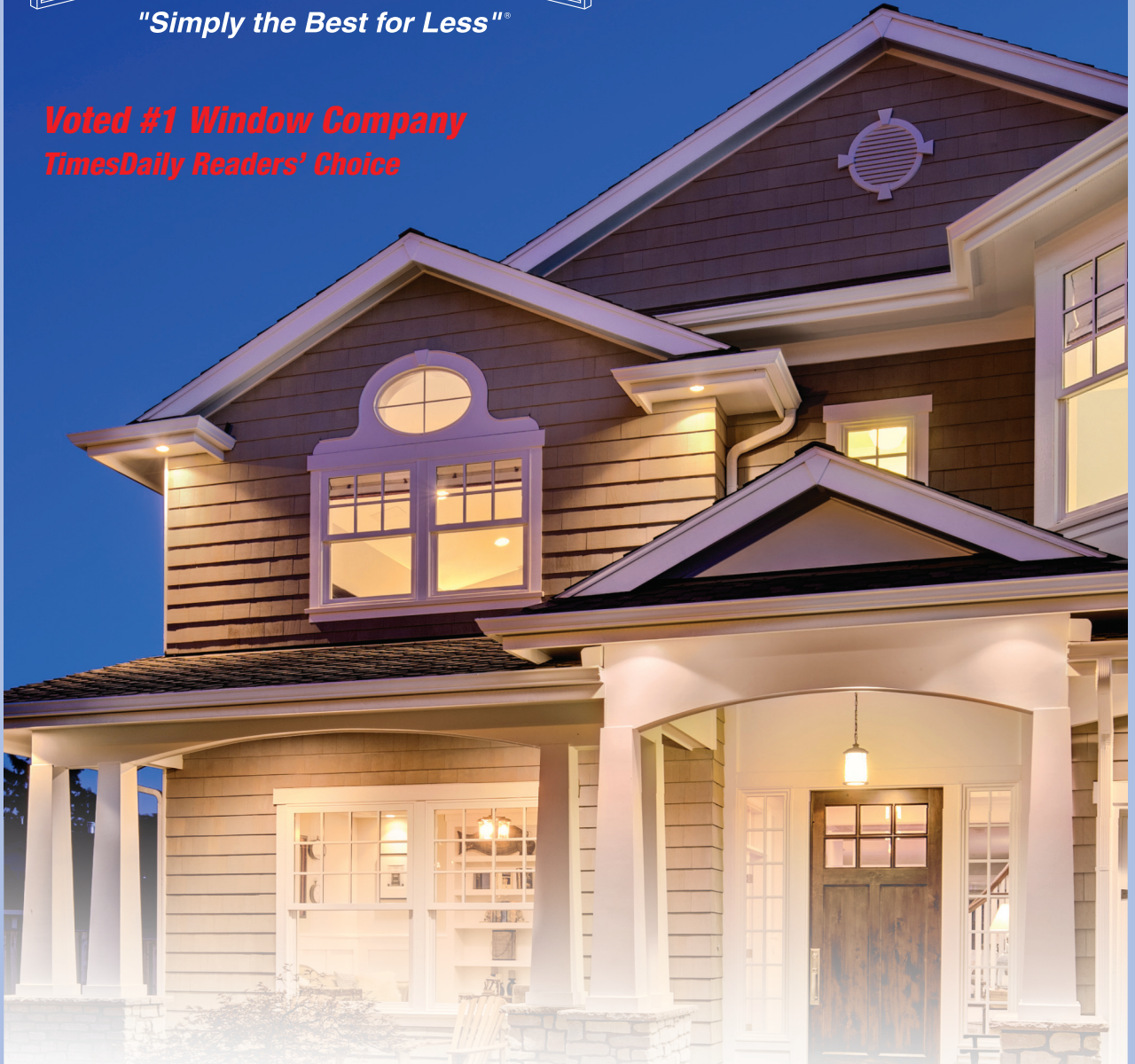
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HOUSE BEAUTIFUL CENTERFOLD! This spacious 5,300 sq ft brick two story home with walk-out basement featuring 5 BR's, 4 baths & 2 half baths, 2 fireplaces, gourmet kitchen with granite countertops, stainless appliances, breakfast area, formal dining, separate 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, large office in bsmt - great for remote working, tons of storage, sprinkler system, security system, circular drive, wooded natural area... the lifestyle you deserve! Minutes to UNA & downtown. \$650,000.



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 Heating & Cooling Unit, new roof, new paint and refinished hardwood floors. Bring your ferns... It's waiting for you! **Reduced \$10,000 from listing price! NOW \$179,900.**



DESIRABLE CEDAR PARK: You will love this updated Patio Home. Featuring spacious great room with fireplace & gas logs, formal dining room, kitchen, den, 2 spacious bedrooms, 2 baths, walk-in closets, screened porch! Granite countertops, **JUST MOVE IN READY!! \$259,900**



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/separate 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!!! \$425,000.



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**PINNACLE
PROPERTIES**

Ted Wylie

Broker Associate

Multi-Million Dollar Producer

256-415-5151

tedwylie.com



163 Matlock Lane

Acreage in Muscle Shoals Area, 3 bedroom, 2 bath home with 2 acres, updated with new central unit, paint, flooring, lights and updated bathrooms, Large out building with extra storage 24 x 30 2 garage doors, extra Large Laundry room, New water heater, separate septic tank, electrical, and water for additional home or RV. Separate carport or patio area.



715 County Road 61

8 Acres Prime Commercial Property with income producing rental and 3 bedroom home on Middle Rd. (Co. Rd. 61) Behind Kohl's and Publix. Call Ted 256-415-5151



**909 Louise Ave.,
Muscle Shoals**

2 BR/2 BA, newly updated windows, floors, and paint



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.



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.



51 Felker Dr.

Commercial building in Rogersville Area! Free standing building with 3 Phase elec, Plumbed for sink and bathroom. Septic Tank already installed. Lights, plugs ect. already installed.



301 Montgomery

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



60 N. Pike

Downtown Cherokee, 2 bedroom, 2 bath home with hardwood flooring, extra lot with power. New roof and windows, outbuilding, loft upstairs, building is wired and plumbed.



1901 Conway

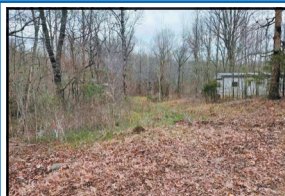
Complete updated near Hickory Hills, 3 or 4 bedroom, Large Den or Rec room, Pool with Pool house, New Kitchen, with new appliances. Extra Large Garage with a work area and a 1/2 bath. New central unit, large corner lot in Greenbrier Subdivision. Walk to Florence High School.



REDUCED!

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.



9310 County Rd. 61

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



5221 Hwy 72

3.9 acres on Highway 72 in Killen. Great opportunity. Property also enters off of Co. Rd. 31 behind Coussons Market.



211 Harris Drive

Kendale Gardens updated home with lots of extras, 3 bedrooms, 2 bath home on corner lot, large rooms, fenced backyard, patio is fenced, open floor plan, Many updates lighting, flooring, faucets and paint, stainless steel appliances, and double oven, Large Laundry with New water heater, and lots of cabinets. Extra Large Garage with built in cabinets and workshop area.



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.



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.

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property in
the Shoals!**

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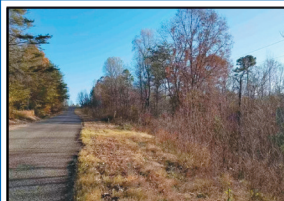
300 Co. Rd. 271

Cloverdale Area, Custom Built, Lots of Extras 4 bedrooms, on main level, game room, office, 2 kitchens, 2 heating/cooling systems, Lots of storage, Granite in kitchens and baths, Stainless steel appliances, 5 acres, garage upstairs and garage down, for boats. Extra Large Area 24 x 30 Tractor Shed.



640 County Rd 258

Large Home with Basement and Extra-Large Sunroom, Large Kitchen with bar, Sunken Den with fireplace, Large Master Suite with Large closet and Master bathroom. Large Basement with fireplace, full bath and workshop with roll up door. Custom Built Home with security system.



137 Claunch Loop

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



5221 Hwy 72 Killen

3.9 acres commercial land



934 W. College St.

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



2214 Cole Ave.

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



173 Chaparral

3 BR/2 BA home with newer roof and central unit. Lg. den and Lg. formal areas



178 Milners Chapel Rd.

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



406 Cherry St.

Duplex, 2-2 bedroom, 1 bath units. 1 unit has been updated, the other needs updating.



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.



26 Laura Lane

Oakland Area, Custom Built Home, Large Den with fireplace, Large Master Suite and Bath, Bonus room or 4th Bedroom, Covered Patio with TV. Private back yard with pool and workshop. Kitchen with lots of cabinets and bar. Extra Large garage with built-in cabinets for storage or workshop so many extras.



Piney Bend Rd.

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



County Rd. 94

Land, St Florian Area, 13.52 acres, open pasture some wooded areas, great home site or farm. Close to Shoals Creek, Close to boating and fishing. Lots of opportunities for development or owner divide.



Riverview Dr

Waterfront Patio community. 8 lots in Sunset Pointe, boat docks, and water access.



14101 Co. Rd. 33

Killen Area w/acreage. 3 1/2 acres with large out building with garage door and workshop and office area. 3 bedroom, 2 bath home with large Den and fireplace, extra large laundry room, covered patio and carport. Extra parking, fruit trees and grape vines. Lots of extras.



1985 Hwy 101

Elgin Area, 1.3 acres, Large garage, workshop with roll up door. 2 Bedroom home with hardwood flooring, updated bathroom, Large rooms, cellar, new plumbing and well pump. Screened back porch, metal roof and more.



*Wishing you and yours a
Merry Christmas & a safe and
Happy New Year!*

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760 CROSS STREET, CHEROKEE, AL

New roof in 2021 on this home. It sits on a 100x150 corner lot. Newer countertop in kitchen. 50% of this home has hardwood floors. 3 Br/1.5 Ba, Ranch Style home with Carport. Den, livingroom and rec room. Has a circle drive. 1440 SF. \$125,000 MLS #508722



102 E. PERSHING AVE., MUSCLE SHOALS, AL

2300 sq ft building just short of Wilson Dam Road, comes with boo-boo Parking. Any kind of business building! Let your mind wonder & come up with what this building needs to become! \$300,000, MLS#504186. Call Charlotte for more info. Charlotte Littrell, Exit River City Realty at 256-810-9065, clrealtor@aol.com



504 SOUTH HIGH STREET, TUSCUMBIA, AL

Mostly recently renovated. Nice brick 3 bedrooms/2 bath. Kitchen is sharp with new windows, new floor tile, countertops & cabinets, and sink. Large full basement with walk out to a nice lot. You finish out! \$155,000, MLS#508069. Call Charlotte for more info. Charlotte Littrell, Exit River City Realty at 256-810-9065, clrealtor@aol.com



108 W TUNSTALL STREET, TUSCUMBIA, AL

Nice brick 3 bedroom/2 bath with newer roof & aluminum trim. 1455 sf of living area with partial basement. Recently reduced to \$107,000, MLS#508100. Call for a showing. Charlotte Littrell, Exit River City Realty at 256-810-9065, clrealtor@aol.com



*Wishing you and yours a
A Happy New Year!*

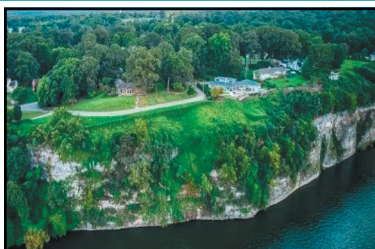
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**2305 LAGRANGE ROAD,
LEIGHTON, AL**

Private almost 4 acres with
4 BR 3 BTH. Approx. 2200
plus SQ FT with separate
out building and storage. It
has a separate 2 car garage.
\$198,000.



1701 PICKWICK LAKE DR., SHEFFIELD, AL

2.5 acres of spectacular breathtaking views of the picturesque Tennessee singing river, historic downtown Florence, Florence harbor and 4 beautiful bridges. 1952 Mid-century modern meets California ranch w/ floor to ceiling windows bringing the outdoors inside. All rooms super nice & big with combined space of about 5400 sf. 4 bedrooms/6 bath. You will love the exquisite top of the line chefs dream kitchen. Stone coated steel roofing system. Call Charlotte to view this beautiful home. \$825,000, MLS#507480. Call Charlotte for more info. Charlotte Littrell, Exit River City Realty at 256-810-9065, clrealtor@aol.com

**350 GEORGE WALLACE HIGHWAY,
RUSSELLVILLE, AL**

Business Opportunity! My Place Bar & Grill. Great price for this property! Reduced to \$249,000. Walk in business opportunity. Multi use building approx. 3000 sq. ft. Presently used for a sports bar & grille. Fully equipped kitchen. It's loaded and ready to go! Inside and outside seating. Patio seating overlooks and joins 312' of waterfront with highway property. All furnishings stay also all D.J and full sound system.



Includes all supplies and office equipment. Inventory list available. Cypress siding. Metal roof. MLS #508695. Call Charlotte for more info. Charlotte Littrell, Exit River City Realty at 256-810-9065, clrealtor@aol.com

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RESIDENTIAL

- 205 Wesley Ct, Florence...3BR/2BA patio home, open floor plan, master on main level, fenced.....NEW LISTING.....\$249,000
- 653 Ayden Mannon Way, Rogersville.....4BR/2BA home in Rolling Brook Sub-Div, Custom Kitchen cabinets.....**PENDING**..... \$294,900
- 113 Chestnut Oak Dr, Florence ..3BR/2BA one level home with 1934sf+/- ... Ryan's Place ...NEW CONSTRUCTION..... \$371,350
- 116 Tall Trees Dr, Florence4BR/4BA home with 3679sf+/-, open floor plan, pool, two-car garage.....**PENDING**..... \$459,000
- 114 Chestnut Oak Dr, Florence4BR/2.1BA home with 2587sf+/- ... Ryan's Place.....UNDER CONSTRUCTION\$499,990
- 202 Chestnut Oak Dr, Florence.....4BR/3 BA home in Ryans Place**PENDING** ...\$439,990
- 209 Chestnut Oak Dr, Florence4BR/3.1BA home with 2825sf+/- ... Cypress Creek Manor ...UNDER CONSTRUCTION ...\$556,525
- 328 Wheaton Dr, Florence4BR/3.1BA one level home with 3,300sf+/-, Cypress Creek Manor ..UNDER CONSTRUCTION...\$656,700
- 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....**PENDING**.....\$650,000

WATERFRONT RESIDENTIAL

- 753 E. Lakeside Dr. Florence...4BR/3BA home with 205'WF+/-..... located city limits of Florence, AL.....NEW PRICE... \$550,000
- 327 Harris Dr, Florence ... 5BR/4.1BA home in Kendale Gardens with 317'WF+/- \$1,150,000
- 807 & 819 Bridgewater Dr, Florence ...5BR/4.1BA home in Bridgewater Subdivision - New Construction.....**PENDING**\$1,875,000
- 171 CR 29, Killen Main home 3BR/2BA,Guest Home 2BR/1BA , log cabin (office), workshop and greenhouse all on 2.34 Acres with 436'WF+/-,\$1,890,000

COMMERCIAL

- Florence ...Corner of Park & Elmzoned light commercial, near new hospital5 LOTS.\$25,000
Dir: Off Veterans Dr, turn right on Terrace, turn right on Park .. Sign up
- 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
- 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 \$8,000 per lot
Good storage.....extension of lots back of "Fox Brook Landing"
- 3.17 Acres, Huntsville Rd, Florence ... **already zoned** - ready to build ...Great location ...near Cox Creek Pkly/
Huntsville Rd... architect plans available for storage buildings.....**PENDING** ..\$250,000



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REALTOR

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Highland Ave - Two Lots
Zoned for multi-family duplexes



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



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



Corner of Veterans Dr/S. Poplar



Veterans Dr - 6 Lots
Near Hospital



Eagle View Drive

LOTS - ACREAGE

Riverton Rose Tl, 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

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

Florence – Corner of Park and Elm5 Lots... zoned light industrial.
Off Veterans Dr, right on Terrace, right on Park... Sign up\$25,000

92 CR 472, LexingtonProperty has septic, pond, city, electrical
Formerly double-wide.....1.5 ACRES..... **PENDING** \$55,000

835 Ebony Ln, Tuscumbia Private country setting .. has water, electricity,
septic, 3.0 Acres+/-..... **NEW PRICE**.... \$55,900

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

315 Lee Dr, Rogersville Great location – no restrictions – could build
2 homes .. Seller wants offer!!!. Off Hwy 72E in front of Joe Wheeler State
Park entrance, turn left on CR 66.....Sign Up.....1 ACRE\$62,500

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

George Wallace Blvd, Tuscumbia...Foxbrook Landing, 10 COMMERCIAL lots ...Buy
1 lot or all...Shoals Community College – great for parking lot.....\$10,000/EACH LOT

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

2309 Veterans Dr, Florence... close to new hospital/Marriott Hotel .. 150' road
frontage .. 6 Lots..... **NEW PRICE**...\$320,000



92 CR 472, Lexington



Park & Elm St - 5 Lots



WF 156' - Highland Circle
Lakeside Highlands



82 Acres, 4200'WF+/-,
Creekview

WATERFRONT-WATERVIEW-LOTS

Donegal Ct, Muscle Shoals ... 228.5'WF+/-.....flat, wooded lot in Peytona
Points.....Sav-a-Life is owner... Seawall... **MAKE AN OFFER!!**
..... \$175,000

Highland CR, Florence Waterfront lot with 156'WF+/-Lakeside park
on water with boat launch in private park... **NEW PRICE**..... \$250,000

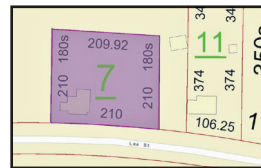
Eagle View Dr, Muscle Shoals Lake lot on Main Wilson Lake
...107.48'WF+/-, right side of yellow home..... \$225,000

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

619 Londondary Rd, Florence Cypress Creek waterfront 82 Acres ...
4200' WF +/-**NEW PRICE**....\$984,000



Veterans Dr/S. Poplar
downtown Florence



315 Lee Dr, Rogersville
1.0 Acres+/-



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SHIRLEY NEESE

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171-175 CR 29, KILLEN - This property features two residences located at 171 County Road 29 AND 175 County Road 29 in Killen Alabama sold together. Each fully functional house is 3 BR and 2 BA. The houses are situated on 2.5 +/- acres of flat land with over 400 feet of deep waterfront in a no wake zone with a concrete seawall covering its entirety. Less than a mile away from the Florence and Killen City Limits, the property is zoned in "Rural Lauderdale County". It has a covered pier with a deck on top with a new boatlift and 3 jet ski lifts. Irrigation system, underground dog fence, workshop, storage building and rustic log cabin are all present on the property. The property is very private from both the lake and road sides. Price Reduced to \$1,890,000.

525585-1



**Luticia
Johnson,**
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0 Blair St - Florence

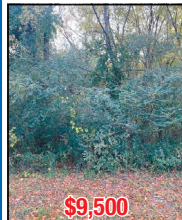
Lot size: 60' X 75' MLS # 509017

ASKING PRICE

\$19,499

0 W Mobile St - Florence

- Lot Size: 51' X 297'
- Lot Size: 50' X 270'
- Lot Size: 50' X 297'
- Lot Size: 80' X 104'
- Lot Size: 31' X 104.8'
- MLS # 509016



\$9,500

0 Campbell Circle - Florence

Lot size: 50' X 100'
On Campbell Circle

List Price: \$9,500

MLS# 508286



BASEMENT HOME

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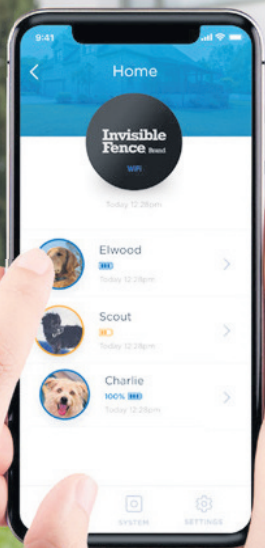


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Commercial Office Bldg - Downtown Florence
Beautiful Federal/Georgian style office building in downtown Florence. This unique, first time on the market, property offers 3,166 sq. ft. of space for all of your office needs.

Rooms include 5 spacious private offices, lobby, reception, conference, breakroom, 1 full bath, 2 half baths, stairway, and elevator. Built in 2004, this well-designed building has modern day amenities with old southern charm. Must see to appreciate. 407 S. Court St. Florence \$594,900

NEW LISTING



House w/ 5 Ac. - Killen

Peaceful country living. This hard-to-find property features a 1,792 sq. ft., 3 bed, 2 bath house sitting on 5+/- beautiful acres. With an additional 714 sq. ft. of unfinished living space, a 24' x 30' two car detached garage, a 20' x 20' workshop, and a 22' x 19' metal shed, this estate is a must see. 2483 CR 33 Killen, \$299,500



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

**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



**24+/-Ac. CR 227
Iron City TN**

If you're looking for a beautiful private retreat, a hunting camp, or a homesite, this one is for you. The 24.65+/- acre wooded property offers mature hardwoods, a creek, rolling terrain, and lots of road frontage on CR 227 in Iron City, Tennessee. Must see to appreciate. \$110,000

**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



NEW LISTING



Waterfront 4.39+/-Ac. - Killen

Outstanding views of Shoal Creek in a private wooded setting make this 4.39+/- ac. a must see. The property offers multiple building site options and is conveniently located. CR 402, \$249,900



**20+acres Waterfront
Killen**

860' of navigable
waterfront on the river!
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**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



**3.17+/-Ac, Davis Estates,
Tusculumbia**

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!
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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

What to know about floor-to-ceiling windows

– by METRO NEWS –

Modern homes showcase many dazzling features, but perhaps none draw as much as instant attention as floor-to-ceiling windows. Often seen in high-rise apartments that boast panoramic city views, floor-to-ceiling windows also are right at home in single-family dwellings.

Homeowners considering floor-to-ceiling windows may have lots of questions. The following rundown can provide some basic information that can help homeowners decide if floor-to-ceiling windows are right for their homes.

Cost

Cost is often the primary consideration when mulling a home renovation, and that's even more significant as the world confronts the rising costs associated with inflation. The cost of installing floor-to-ceiling windows depends on a host of variables, including how many windows will be needed and where homeowners live. According to Modernize®, a service that facilitates connections between renovation-minded homeowners and local contractors, a floor-to-ceiling window wall costs somewhere between \$700 to \$1,600 per linear foot. Framing and glazing will add to those costs. Homeowners considering floor-to-ceiling

windows are urged to receive several estimates for the project prior to choosing a contractor.

Lighting and energy efficiency

One of the more appealing aspects of floor-to-ceiling windows is all the natural light they allow in. Of course, all that light also can drive up energy costs on sunny summer days. One

way around that is to install energy efficient windows. Such windows include extra insulation to prevent cool air from escaping the home on summer days, which can reduce the need to lower the thermostat on your air conditioning. A wall of glass also can provide less insulation against the cold. The extra insulation in energy efficient

windows also helps keep warm air from escaping a home in the winter. Energy efficient windows may cost more than less efficient alternatives. However, over the long haul, a wall of less efficient floor-to-ceiling windows will likely cost more due to excess energy consumption.

Privacy and fading

It's easy to be overwhelmed by the view floor-to-ceiling windows provide, especially in homes surrounded by serene natural settings like woods or properties that abut waterways. But that view outward also provides a view in, potentially compromising privacy. All that extra exposure to sunlight also can cause fabrics to fade over time. Floor-to-ceiling blinds and shades can protect homeowners' privacy and reduce fading on furniture, but this extra feature will add to the final cost of the project. Smart window tinting is another way to improve privacy and reduce fading, but this feature also will drive up the cost.

Floor-to-ceiling windows can be awe-inspiring. Homeowners considering such windows for their homes are urged to do their homework to ensure their homes are well-suited to this unique feature.





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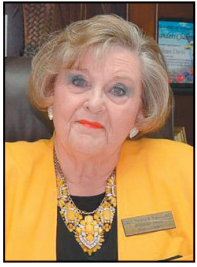
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Simple strategies to meet the neighbors after moving

— by METRO NEWS —

A lot goes into building safe, strong communities. While no single factor can be highlighted as more important than another in regard to building strong communities, a willingness on the part of residents to connect with their neighbors can greatly benefit local neighborhoods and the people who call those communities home.

According to Mental Health America®, a community-based nonprofit dedicated to promoting the mental health of all Americans, research has shown that social connections increase happiness and lead to improved overall health and even longer lives. Adults may find that establishing a connection with their communities, and maintaining that connection while juggling the responsibilities of work and a family, is not always so easy. That's especially so for adults who have recently relocated to new areas. Reaching out to neighbors can be a great way for adults to build new relationships that can benefit them as individuals and strengthen their communities.

- Don't be shy. People often want to know who's living next door, so adults who have recently moved need not be shy about introducing themselves to their new neighbors. Introduce yourself and share what inspired you to move to your new neighborhood.

- Answer and ask questions. Neighbors will no doubt ask questions when you introduce yourself, so be ready to answer these questions. Questions may focus on your career and where you grew up. If you grew up in the area where you recently moved, some of your neighbors likely did as well. Sharing stories about your school days and/or local hotspots can be a great way to break the ice. Don't hesitate to ask some questions of your own as well. Asking questions might reveal some common interests that can serve as strong foundations for budding relationships.

- Host a backyard barbecue. Backyard barbecues are laid back affairs, and that pressure-free atmosphere is perfect for meeting new neighbors. Once you

have settled in, invite a handful of your neighbors over for the barbecue. If you have children, invite neighbors who also are parents, ideally ones whose children are the same age as your own. Kids have sparked many a conversation, and discussions about local schools, parks and programs for youngsters can be great ice breakers.

- Volunteer. Volunteering with community-based organizations is another great way to meet new neighbors. Volunteering with an organization whose mission you identify with may be even better, as you're likely to find like-minded neighbors who share your passions when working with such groups.

Strong communities are built around people. When moving to a new community, adults can overcome the challenges such relocations present by taking various steps to connect with their new neighbors.





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FEBRUARY 2023						
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MARCH 2023						
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SEPTEMBER 2023						
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DECEMBER 2023						
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