

August 2023

FREE

TN Valley Home Finder .com

Shoals Edition



WATERFRONT CONDOS ON SHOAL CREEK - KILLEN - One-of-a-kind lake house retreat or commercial investment opportunity on Shoal Creek just off of Wilson Lake in Killen, AL. Located on Hwy 72 just across the bridge from Florence, one hour from Huntsville, and two hours from Nashville and Birmingham, this unique property with 292' of waterfrontage currently offers three condo units, ample parking, and spacious outdoor areas with exceptional views. The expansive pier and docks provide easy access to the river. Finding a property with both highway and river frontage in this area is extremely rare giving it unrivaled potential. 91 Hwy 72 - \$1,575,000. Grigsby Properties 256-757-1008

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

Lauderdale, Colbert, Franklin & Lawrence Counties



Call Your Local **REALTOR®** Today!

Visit Shoals Area Listings at:
TNValleyHomeFinder.com

TIMES
DAILY





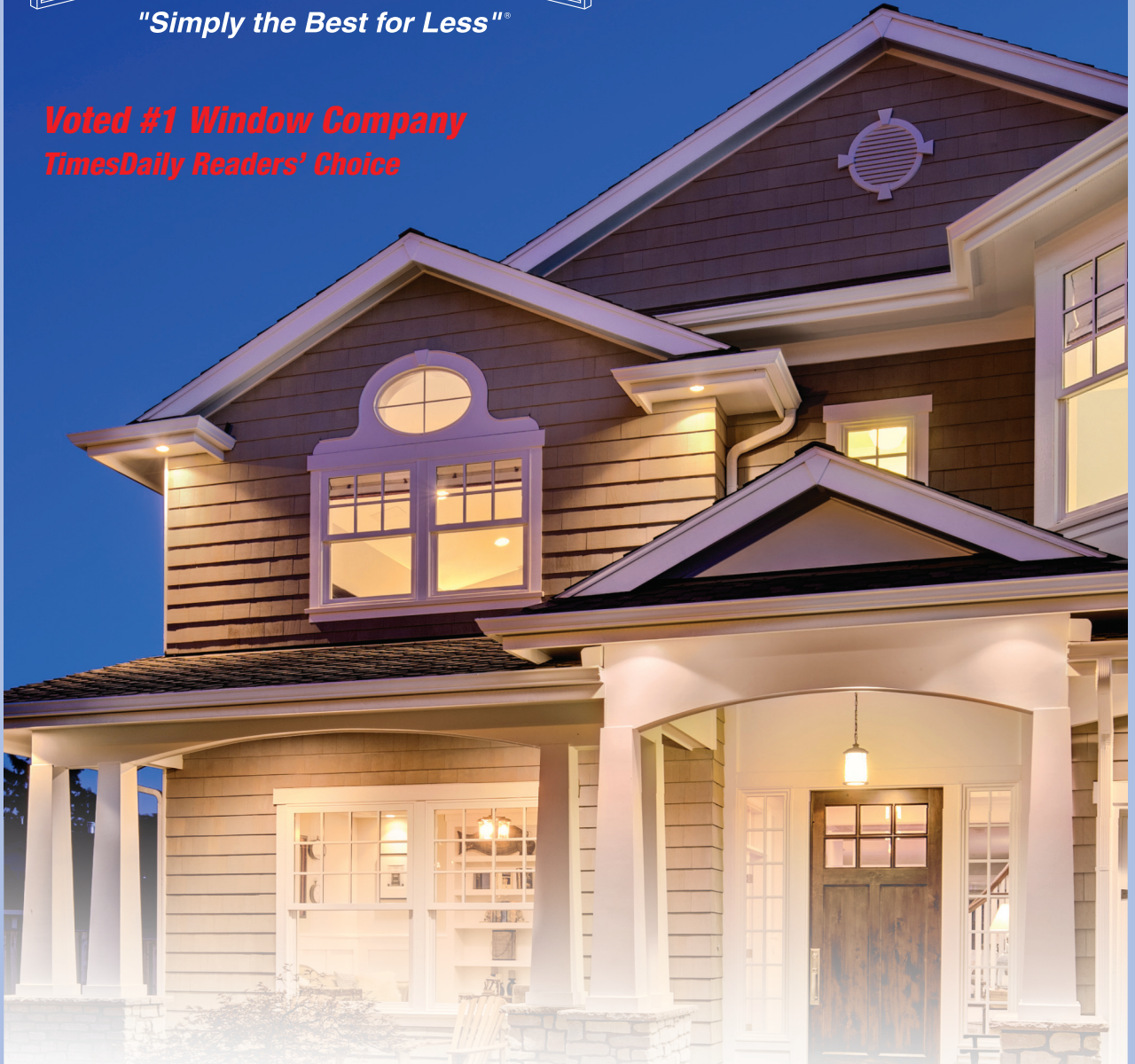
Window World®

"Simply the Best for Less"™



WINDOWS • DOORS • SIDING

Voted #1 Window Company
TimesDaily Readers' Choice



Window World is the nation's leader in replacement windows, siding, and exterior doors. Our energy efficient products are the perfect enhancement for any home and are backed by the industry's strongest warranty. Contact us today to schedule your free in-home estimate!

Request a Free Estimate: 1-800 Get Windows

717 Michigan Ave., Muscle Shoals • (256) 383-8894 • WindowWorldMuscleShoals.com

All real estate advertised in this publication is subject to the Federal Fair Housing Act of 1968, as amended, which makes it illegal to advertise "any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation or discrimination." This publication will not knowingly accept any advertising for real estate which is in violation of this law.

INDEX

Coldwell Banker Pinnacle Properties

Ted Wylie..... 2, 3

CRC Realty, Inc

Charlie Fowler 7

Exit Realty

Charlotte Littrell..... 14

Cindy Moss 15

Grigsby Properties

Jeremy Grigsby 4

Helen K. Furniture 5

Listerhill Credit Union 11

Neese Realty

Shirley Neese 8, 9

Power Cleaning Equipment..... 16

ReMax TriState

Lucia Johnson..... 15

Renaissance Realty..... 10

Retherford Custom Homes & Renovations

Joel & Tonya Retherford..... 12

Southern Pride Pest Control..... 6

Thigpen, Thigpen, Engelthaler & Scott... 13

2023 Shoals Area Association of REALTORS® Board of Directors



Michael Roberts
PRESIDENT
Local Board &
State Director



Courtney Embry
PRESIDENT-ELECT
Local Board &
State Director



Sue Young
SECRETARY
Local Board



Gary Kelley
TREASURER
Local Board



Christopher Fowler
PAST PRESIDENT
Local Board



Susan Beckett
Affiliate Member
Local Board



Renee Parnell
Three Years
Local Board
Director



Matt Golley
Three Years
Local Board
Director



Misty Waide
Two Years
Local Board
Director



Pamela Holt Butler
Two Years
Local Board
Director



Shylee Bradford-Bevis
One Year
Local Board
Director



Babs Moody
One Year
Local Board
Director



COLDWELL BANKER
PINNACLE
PROPERTIES

Ted Wylie
 Broker Associate
 Multi-Million Dollar Producer
256-415-5151
 tedwylie.com



ACREAGE

\$249,950

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



100 Co. Rd. 334

St Florian, 3 acres on the creek, 4 bedroom, 2 1/2 bath updated, New Paint, Granite countertops, New flooring, Large view deck, office or game room. Full basement with half bath.



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.



SOLD

301 E. 2nd St., Downtown Tuscombia

Lovingly renovated craftsman home featuring 2 new bathrooms, 4 large bedrooms, new kitchen with new custom soft-close cabinets and butcher block countertops, new LVP flooring, refinished original hardwoods, new interior paint throughout, large cedar closets, security system, new electric rewired including new panel, meter head and entrance line. Plumbing updates in bathrooms and kitchen to include a water filter and gas-tankless hot water heater. New windows. Roof and HVAC installed 2018 HVAC recently serviced. Termite bond. A beautiful older home in a wonderful neighborhood.



SOLD

1611 Co Rd 74

10.57 acre updated home, with separate garage, large front porch, 3 or 4 bedrooms with 2 baths, large den, updated wiring and kitchen, Large eat-in area with large pantry. Lots of space with a creek and pond on the property.



PENDING

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.



Riverview Dr

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



1901 Berry Ave.

Hickory Hills area, 3 bedroom/2 bath home with a mother-in-law suite with large den, kitchenette and bath. Home has formal living room and formal dining, den with fireplace, new flooring and hardwood floors. Tile baths, large 2 car garage in rear. Parking in front and rear.



445 Co. Rd. 172

St. Florian Area, 11.22 acres, fenced, pond water and septic tank perc well, gates, barn or shed w/loft, level land for farm or home could be divided for multifamily or smaller lots



1417 Huston Dr.

Huston Plantation, updated kitchen, baths, flooring and more. 4 bedrooms, 3 baths, breakfast room, formal dining room. Office and LARGE sunroom. Large den with fireplace, kitchen with granite tops, updated baths with granite and showers with body massager. Large pool and pool area with privacy fence.



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.



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.



SOLD

137 Claunch Loop

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



NEW PRICE

718 N. Main St.

Downtown Tuscombia, this beautiful, craftsman bungalow in downtown Tuscombia is Newly renovated and move in ready /with 10.5-foot ceilings 3 large comfortable bedrooms, 2 full baths & 3 living room spaces. Plus, a bonus room upstairs. Fenced back yard ready for your pets and family functions. Fabulous front porch and additional back porch area, walking to downtown, shopping, restaurants and courthouse. This is a rare find! You must come see this home!



SOLD

104 Hickory Cove

Kendale Gardens, Large den with fireplace, large rooms, formals, large eat-in kitchen, extra-large primary bath! Separate workshop and garage. Sun Porch, 4 bedrooms, 2 1/2 baths on wooded lot in Kendale Gardens.



PENDING

719 Main St.

Downtown Tuscombia, Updated home in downtown area, New Cabinets, counter tops, large Master Suite with built-ins and Double Closets, Large rooms, 2 workshops in the rear, one with power. New Central unit, water heater and roof.



COLDWELL BANKER

**PINNACLE
PROPERTIES**

Ted Wylie

Broker Associate

Multi-Million Dollar Producer

256-415-5151

tedwylie.com



SOLD

519 Cypress Dr.

9 acres in North Florence. Custom built home on Cypress Creek in the Heritage Village area, 4 bedrooms, with basement and a separate garage with upstairs large bedrooms, Large Den with fireplace. Formal / Living and Dining rooms, large kitchen with breakfast area. Large master suite, bonus room upstairs. 9 acres that sides Cypress Creek and overlooks Florence County Club. Great view in the city limits.



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.



1907 Morningside Dr

3 bedroom, 1.5 bath home in Valley View Acres in Hartsville. Large separate garage, with Large Den, Sun Room, fenced backyard, hardwood flooring, central heat and air.



13340 Hwy 20

Warehouse, Garage, Office space in the Central Area 16-foot sidewalls, 7 roll up doors, central heat and air. Apartment Inside bathroom, 6-foot fence 5 acres, rear carport 2,077 sq ft. Showroom upfront with office space. Well maintained, well built for commercial use.



NEW PRICE

214 Cottonwood Run

Plantation Springs on Blackberry Trail Golf Course. Granite countertops, hardwood flooring, high ceilings w/ extensive moldings, tile shower. Sun Porch, sprinkler system, foyer, formal dining, large den w/fireplace, 3 large bedrooms, bonus room or man cave, large kitchen w/bar. Master has his and her walk-in closets. Double Vanities, whirlpool tub, large laundry w/cabinets. 4th bedroom or Bonus room, new roof. House on cul-de-sac.



5221 Hwy 72

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



NEW PRICE

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.



730 Cox Creek Pkwy.

4.2 acres on Cox Creek Parkway 183,000 sq. ft. 385 feet of road frontage on Cox Creek Parkway. Level lot 2022. Esta daily traffic count is 25,663.



5815 River Rd

Muscle Shoals 7 bedrooms, 4 baths, bonus room, sunroom, finished basement, separate garage with 3 garage doors. Extra storage and a full living area upstairs (3 bedrooms with kitchen). Large rooms with lots of extras. Near the Robert Trent Jones Golf Course.



SOLD

1345 County Rd. 130

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



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



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

**See any
property in
the Shoals!**

Go to
tedwylie.com



REAL ESTATE THE REAL WAY

RESIDENTIAL | LAND | COMMERCIAL

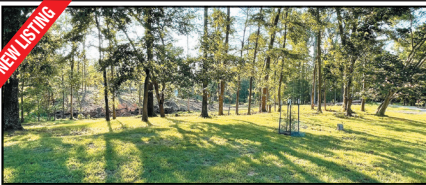
256-757-1008



JEREMY GRIGSBY &
JASON GRIGSBY

WWW.GRIGSBYPROPERTIES.COM

NEW LISTING



2.19+/- Ac - Kendale Gardens

Large 2.19+/- ac tract in popular Kendale Gardens. This beautiful property consists of two lots on Dr Kennedy Drive with 350' of road frontage. The land is level to gently rolling with some scattered trees making it a perfect setting for your dream home. \$104,900

NEW LISTING



Lakefront, 3 Units - Killen

One-of-a-kind lake house retreat or commercial investment opportunity on Shoal Creek just off of Wilson Lake in Killen, AL. Located on Hwy 72 just across the bridge from Florence, one hour from Huntsville, and two hours from Nashville and Birmingham, this unique property with 292' of waterfrontage currently offers three condo units, ample parking, and spacious outdoor areas with exceptional views. The expansive pier and docks provide easy access to the river. Finding a property with both highway and river frontage in this area is extremely rare giving it unrivaled potential. \$1,575,000

Lingerlost Landing Killen

Waterfront Lots in Lingerlost Landing. Come be a part of this exciting new development in the heart of Killen with relaxing river frontage, beautiful views and enchanting wooded acreage. Call for more info.



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

Opulent views, tranquil sunsets, and serenity abound at this outstanding Wilson Lake tract in Pierrefort 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 Ridgely Dr., \$1,500,000



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

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



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!
\$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



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



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

HKF**HELEN K FURNITURE****Home**  **Stretch****Rocker
Recliner****\$450****Available in
3 colors.**

Features plush, pad-over chaise seating, solid foam arms, and a stylish accent stitch. The 100% polyester cover is easy to maintain.

256-332-0965

13480 Hwy.43 - Russellville, AL

WWW.HELENKFURNITUREINC.COM**Mon. Tues. Thurs. Fri. Sat.: 9:00 AM - 6:00 PM • Wednesday: 9:00 AM - 5:00 PM • Sunday: Closed**



SOUTHERN PRIDE PEST CONTROL

We Serve:

- *Homes • Apartments*
- *Restaurants • Hospitals*
- *Businesses*

**We are a Sentricon
Authorized Firm**

256-383-1890

**Certified • Licensed
Bonded • Insured**

PESTS • TERMITES • BED BUGS



CRC REALTY INC.

2134 Helton Dr. • Florence, AL 35630
256-718-0111

LICENSED IN ALABAMA AND TENNESSEE*
Visit our website: www.crcrealtyinc.com

Email: crcrealty@aol.com



Charlie Fowler

Cell: (256) 366-9327

Owner/Associate Broker



Regina Bien

REALTOR®

Cell: (256) 366-5851

Office Manager
Relocation Director



Christopher Fowler*

Cell: (256) 762-8871

Managing Broker



Anne Olive

(256) 810-8824

REALTOR®



Pamela Holt Butler*

(256) 762-8756

REALTOR®



Brenda Hunt

(256) 320-3572

REALTOR®



Tammy Cull

(256) 577-1557

REALTOR®



Donna Brown

(256) 366-1970

REALTOR®



Charlotte Blair

(256) 436-7118

REALTOR®



Becca Bretherick*

(256) 710-0151

REALTOR®



Brittany Crosswhite

(315) 767-3691

REALTOR®



Judy Witt Long

(256) 366-2218

REALTOR®



Becky Newman

(256) 436-1238

REALTOR®



Rosemary Thompson

(256) 335-8882

REALTOR®



Jim Pride

(256) 710-0810

REALTOR®



Jennifer McGee

(256) 412-1804

REALTOR®



Jacque Taylor

(256) 394-4654

REALTOR®



Tim Hunt

(931) 213-1024

REALTOR®



Albree Olive

(256) 810-8825

REALTOR®



Russell Butler

(256) 762-0508

REALTOR®



Council of
Residential Specialists
The Proved Path to Success

#1 AGENT

“CONSISTENTLY”
Shoals Area!



SHIRLEY NEESE

BROKER, CRS, GRI, SRES

Cell: 256-335-6789

Office: 256-767-7000

Email: shirley@neesere.com



RANDALL MATTHEWS
REALTOR

256-762-7423



CAMBY SMITH
REALTOR

256-702-9568



GARRETT BLAKE
REALTOR

256-394-8349



PATTI THOMAS
REALTOR

256-710-3783

SHIRLEY NEESE

“EXPERIENCE HAS IT’S REWARDS”

SOLD OUR LISTINGS - HAVE BUYERS!!!

WEBSITE: www.shirleyneese.com

RESIDENTIAL

- 755-757 Alabama St, Florence ... Duplex ... Investment property - 2 units - Rented **PENDING** ...\$179,000
- 304 Timberwood Dr, Florence3BA/2BA home in Cedar Park**PENDING** ...\$235,000
- 111 Twin Oak Dr, Florence3BR/2BA one level home in Twin Oak SDNEW LISTING...\$239,000
- 48 Vaughn Ave, Killen3BR/2BA one level home, Shoals AcresNEW CONSTRUCTION\$285,000
- 60 Vaughn Ave, Killen3BR/2BA one level home, Shoals Acres ...NEW CONSTRUCTION..... **PENDING** ...\$285,000
- 72 Vaughn Ave, Killen3BR/2BA one level home, Shoals Acres ...NEW CONSTRUCTION..... **PENDING** ...\$281,200
- 322 Wheaton Dr, Florence ... 4BR/2.1BA home,...Bedrooms on main level, Cypress Creek Manor\$459,000
- 114 Chestnut Oak Dr, Florence ...4BR/2.1BA home with 2587sf+/- ... Ryan’s Place..... **PENDING** ...\$485,000
- 258 Cypress Creek Dr 3BR/3BA one level brick home, Cypress Creek Manor\$495,000
- 328 Wheaton Dr, Florence4BR/3.1BA one level home with 3,300sf+/-, Cypress Creek Manor\$635,000
- 215 Harrington Ln, Florence ...4BR/3.1BA home in Creekwood IV, 4-car garage/workshop, in ground pool..... **SOLD**\$725,000
- 419 N. Walnut St, Florence ...5BR/4.1BA home downtown Florence Historic District\$875,000
- 201 Riverwood Dr, Florence ... 7BR/6.2BA home in Indian River, finished basement.....NEW PRICE..... \$889,000

WATERFRONT RESIDENTIAL

- 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+/-\$1,840,000

COMMERCIAL PROPERTIES/ACREAGE

- 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
- 11257 Hwy 101, LexingtonCommercial one level brick building, 4700sq+/-, front area for retail, plenty of warehouse storage in back of building with an outside bayNEW LISTING ...\$395,000



WE CAN PUT A “SOLD”
SIGN IN YOUR YARD.
CALL TODAY AND LET’S
GET YOUR HOME LISTED!

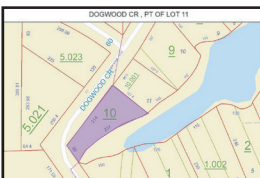
HISTORIC DOWNTOWN • 101 S. COURT STREET, Florence, Alabama 35630



Highland Ave - Two Lots
Zoned for multi-family duplexes



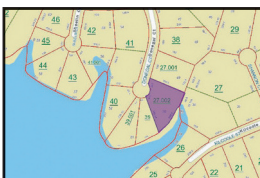
Waterloo Landing - Cherokee



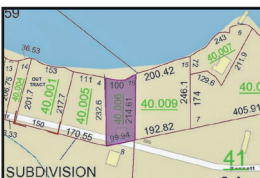
Dogwood CR - 237'WF+/-



Waterloo Landing - 3.11 Acres+/-



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



371 Bennett Way - 110'WF+/-

LOTS - ACREAGE

Veterans Dr, Florence ... Downtown Florence location, corner of S. Poplar & Veterans Dr..... NEW PRICE.....\$19,000

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

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

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\$55,000

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

Spyglass Loop, Cherokee ... Lot #25, gated community of Waterloo Landing 3.11 ACRES. \$119,000

Bridgewater Dr, FlorenceOff Skypark Rd, new Sub-Division, 4 wooded lots available\$110,000-\$115,000

WATERFRONT-WATERVIEW-LOTS

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

Dogwood CR, Muscle Shoals .. WF Lot in Dogwood Bay with 237'WF\$190,000

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

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

Imperial LP, Cherokee Waterfront lot in Waterloo Landing 324.78'WF ... 1.85 Acres \$300,000

371 Bennett Way, Florence Waterfront lot with 100'WF Great location off CR 27 \$325,000

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, FlorenceOff Skypark Rd, new Sub-Division, 4 WF lots available101.3'WF - 246'WF+/-\$350,000-\$395,000

Lingerlost Landing, Killen ... 6 flat waterfront lots with acreage NEW PRICES.....Call Shirley for details

- Lot 16 – 3.51 Acres – 150.5'WF ... \$399,000
- Lot 17 - 3.76 Acres - 189.1'WF ... \$499,000
- Lot 18 - 3.96 Acres - 189.1'WF ... \$449,000
- Lot 19 - 4.20 Acres - 262.7'WF... \$499,000
- Lot 20 - 4.41 Acres - 200.0'WF... \$499,000
- Lot 21 - 4.14 Acres . 231.4' WF ...\$499,000



Riverton Rose Trail
Waterloo Landing



Park & Elm St - 5 Lots



Veterans Dr/S. Poplar
downtown Florence



Lime Killen Rd., Lot 7



Bridgewater - 4 WF Lots
4 Off water Lots



Lingerlost Landing
6 Waterfront Lots



ANNE BERNAUER
REALTOR®
256-710-5058



MELISSA BLACK
REALTOR®
256-483-2559



ALLISON GARRETT
REALTOR®
256-702-3262



GENA KILLEN
REALTOR®
256-648-2784



QUINT LANGSTAFF
ASSOCIATE BROKER
256-710-8857



KRISTIN LONG
REALTOR®
256-710-3418



LAUREN MANSELL
REALTOR®
256-366-5590



KAY MARTIN
ASSOCIATE BROKER
256-710-9745



LINDA MITCHELL
ASSOCIATE BROKER
256-710-7394



BABS MOODY
REALTOR®
256-366-3090



EMMA OLIVER
REALTOR®
256-738-2123



VICKY PHILLIPS
ASSOCIATE BROKER
256-335-9999



REGINA THOMPSON
REALTOR®
256-762-2106



AMY DEMPSEY WAGNER
REALTOR®
502-291-7058



LADONNA MANSELL
OWNER/BROKER
256-810-7252



WWW.WELCOMEHOMESHOALS.COM

LISTERHILL IS WHERE...

your home begins



We live in the same community, so let's work together. Take advantage of local decision making and no closing costs on home equity lines of credit and short-term, fixed rate loans. All from your local, not-for-profit cooperative.

- + Short and long term fixed rate loans
- + Conventional loans
- + FHA, USDA, or VA loans
- + Low-rate adjustable loans
- + Construction loans
- + First-time homebuyer programs
- + Great rates on no cash out and cash out refinances



Vicki Wilson

Mortgage Loan Officer

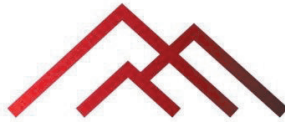
NMLS# 198718

256.383.9204, ext. 1386

wilson@listerhill.com



Make an
appointment
with Vicki
today!



RETFERFORD CUSTOM HOMES & RENOVATIONS

BORN, BRED & BUILT IN THE SHOALS



Retherford Custom Homes is a third generation homebuilder that's proud to call The Shoals home. From custom homes to large-scale renovations, we strive to deliver homes that reflect the vibrant and creative community in which we live.

New builds provide the opportunity for customization, lower maintenance and lower energy costs, to name a few. If you've never built before, are building again, or are thinking of renovating, we are here to walk you through the process from beginning to end.

256-366-5799

WWW.RETFERFORDCUSTOMHOMES.COM





We offer trusted counsel and efficient service with competitive rates for closings that are tailored to the needs of our clients. All real estate closings are conducted by one of our 5 attorneys who have been providing counsel for real estate transactions in North Alabama and Southern Middle Tennessee for over 25 years.

THIGPEN, THIGPEN, ENGELTHALER & SCOTT, INC.

We can put our experience to work for you too.

With 3 locations to serve all your legal needs!

420 West Dr. Hicks Boulevard

Florence, Alabama 35630

Phone (256) 764-9997

Fax (256) 764-6617

Closing@thealabamalawyer.net

300 West Green Street

Athens, AL 35611

Phone (256) 233-7772

Fax (256) 233-7724

Athens@thealabamalawyer.net

3201 Woodward Avenue

Muscle Shoals, AL 35661

Phone (256) 386-0539

Fax (256) 386-0505

Title@thealabamalawyer.net

www.thealabamalawyer.net



*Let me be your
Lucky Charm!
If you want to buy or sell,
call me Alabama!
Call Charlotte Littrell*

Charlotte Littrell
256-810-9065



**PENDING SALE
OF BUYER'S HOME**



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, ccreator@aol.com

PENDING



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. \$120,000. MLS #508722

**COMMERCIAL
PROPERTY
SELLER SAYS
MAKE OFFER!**



102 E. PERSHING AVE., MUSCLE SHOALS, AL

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



**Luticia
Johnson,**
Associate Broker
(256) 627-8314



RE/MAX®
TRI-STATE

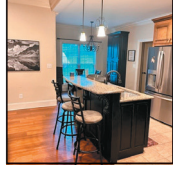
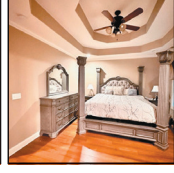
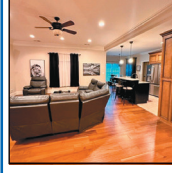
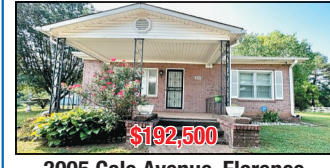
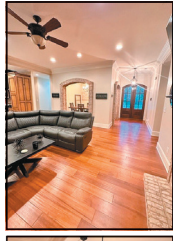


Each Office Independently Owned and Operated

MLS

1661 S. Wilson Dam Rd, Muscle Shoals, AL 35661

www.luticiajohnsonhomes.com



286 Plantation Circle, Killen
4 BR • 2.5 Ba • 2,700 sq ft +/- • **\$460,000** • MLS#511605

\$149,500
001 Veterans Dr., Florence
Lot Size 125' X 120'
MLS#152274

\$225,000
0 Hightower, Florence **MAKE OFFER**
Approx. 1.04 Acres
MLS# 167848

\$192,500
3005 Cole Avenue, Florence
Corner Lot, 150' X 150'
4 Bedrooms 2 Bath • MLS #511134

NEW PRICE
\$365,000
3443 Old Hwy 20 - Tuscomb
3 Bedroom, 2.5 Bath, Corner Lot, Large Laundry Room, Privacy Fence, MLS# 510519

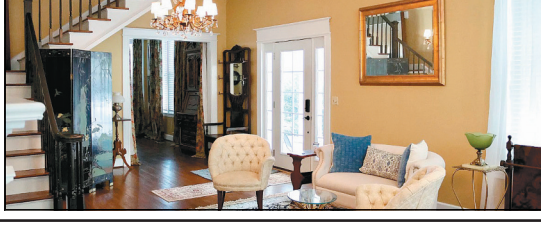
ASKING PRICE **\$9,500**
0 Campbell Circle - Florence
Lot size: 50' X 100' On Campbell Circle
List Price: \$9,500 MLS# 508286

ASKING PRICE **\$7,500**
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 # 511716



Cindy Moss
REALTOR®
256-366-0466
cindy.moss929@gmail.com



28 Shoals Blvd, Florence • \$495,000
Step back in time with this enchanting property that features 4 bedrooms or possible 5 and 2 baths. Second level has a huge balcony that overlooks the front yard. This property offers timeless charm and modern conveniences, which make for a perfect place to raise a family! Lots of upgrades. Home has spacious bedrooms and big porches to sit and enjoy the evenings with family and friends. Only minutes from downtown Florence, TVA trails, veterans park, and has access to a private park/boat launch. Property has double detached garage with electric that can be converted into a studio apartment. There is also a 2-bedroom 1 bath secondary residence that could apartment, Mother-in-law suite or an Airbnb. Possibilities are endless on this one. New roof is being installed.



DIRT DOESN'T STAND A CHANCE

BLACK MAXX CLEANING EQUIPMENT

Power Cleaning Equipment

5020 Hwy 157

Florence, AL 35633

(256) 766-2202

www.power-cleaning.com



Hot Water Pressure Washer



Cold Water Pressure Washer



SALES • SERVICE • RENTALS



FirstSouthern
B A N K

Member
FDIC

SERVING THE
FAMILIES OF
THE SHOALS
FOR 88 YEARS
& COUNTING!



Here at **First Southern Bank**, we are committed to helping *you* achieve your financial goals! From buying your first home to creating your dream home,

We Want to Help You Thrive!

From FHA Mortgages to Home Equity Lines of Credit, our team is well equipt to assist you!

Call one of our lenders now to get started!



Brenda Crittenden

NMLS#503788
Vice President /
Residential
Mortgage Manager
First Southern Bank
NMLS#478257
303 North Pine St
Florence, AL 35630
Office: **256-718-4241**

Debbie Poole

NMLS#498430
Assist. Vice President/
Residential
Mortgage Lender
First Southern Bank
NMLS#478257
303 North Pine St
Florence, AL 35630
Office: **256-718-4227**





COLDWELL BANKER
PINNACLE
PROPERTIES

Ted Wylie

Broker Associate
 Multi-Million Dollar Producer

256-415-5151

tedwylie@netzero.net



1417 Huston Dr.
Florence, AL

Huston Plantation, updated kitchen, baths, flooring and more. 4 bedrooms, 3 baths, breakfast room, formal dining room. Office and LARGE sunroom. Large den with fireplace, kitchen with granite tops, updated baths with granite and showers with body massager. Large pool and pool area with privacy fence.



214 Cottonwood Run
Florence, AL

Plantation Springs on Blackberry Trail Golf Course. Granite counter tops, hardwood flooring, high ceilings w/extensive moldings, tile shower. Sun Porch, sprinkler system, foyer, formal dining, large den w/fireplace, 3 large bedrooms, bonus room or man cave, large kitchen w/bar. Master has his and her walk-in closets. Double Vanities, whirlpool tub, large laundry w/cabinets. 4th bedroom or Bonus room, new roof. House on cul-da-sac.



718 N. Main St.
Tuscumbia, AL

Downtown Tuscumbia, this beautiful, craftsman bungalow in downtown Tuscumbia is Newly renovated and move in ready/with 10.5-foot ceilings 3 large comfortable bedrooms, 2 full baths & 3 living room spaces. Plus, a bonus room upstairs. Fenced back yard ready for your pets and family functions. Fabulous front porch and additional back porch area, walking to downtown, shopping, restaurants and courthouse. This is a rare find! You must come see this home!



112 Shadow Wood Ln.

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.



1141 County Road 367
Florence, AL

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.



640 County Road 258
Florence, AL

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.