

January 2024

FREE

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Shoals Edition



125 HARBOR CLOSE, KILLEN - Fantastic home in Turtle Cove on a wooded lot with so much to offer. 5 bedrooms 4.5 baths. Main level features 3 bedrooms including large primary suite. Large family room with gas log fireplace, formal dining room, eat in breakfast area open to kitchen. Large screened in porch. Large laundry/utility room. Beautiful hardwood floors. Upstairs has 2 large bedrooms with a full bath. Basement is finished and includes a large living room with a gas log fireplace, kitchen, full bath, 2 large rooms with closets and garage with workshop. Basement would make a great mother-in-law suite and has a separate driveway. Other features include 3 car garage with extra large bay that could fit a boat or have a workshop area or home gym. Cedar lined closets. Gas line stubbed out on patio for grill. Fenced in backyard with fire pit. Call Shane Terry at Coldwell Banker Pinnacle Properties, 256-627-4786.

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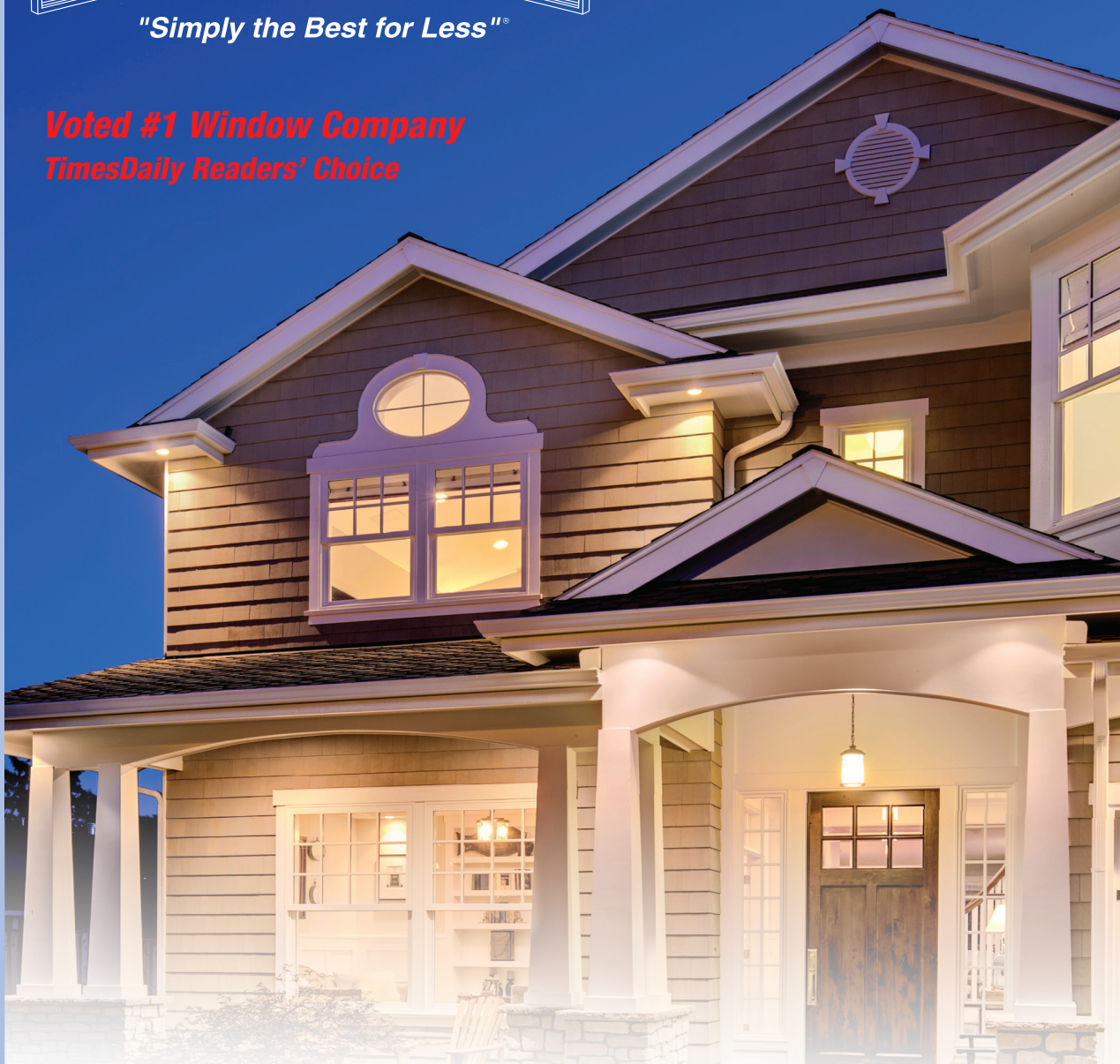
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307 STANWOOD CT. FLORENCE

4 bedroom + bonus room, 2 1/2 bath, two-story brick home. Hardwood floors, granite counter tops, den with vaulted ceiling, formal dining room, formal living room, and an amazing covered back deck! Two-car garage, ample storage and more! **\$419,900**



468 DARTMOOR DR. KILLEN

New construction by Mark Reid! 3 bedrooms, 2 baths, high ceilings, walk-in closets, great room with gas log fireplace, formal dining, large kitchen and breakfast area with an open and airy floor plan, beautiful covered back patio with fenced back yard. **\$374,500**



1195 SPOUT SPRINGS RD. MUSCLE SHOALS

Home on 10 +/- private acres! 4 bedrooms, 2 full baths, 2 half baths. Features a full unfinished basement with attached oversized two-car garage and a large detached garage. Relax in the screened-in porch or on the back deck overlooking the woods! **\$529,900**



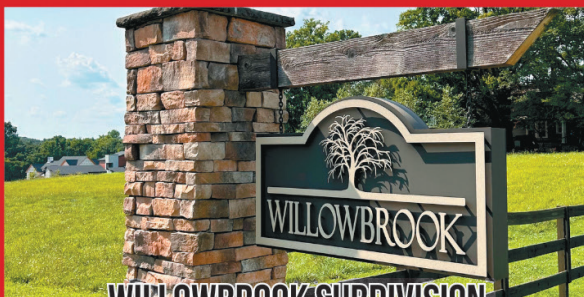
2303 MARIETTA AVE. MUSCLE SHOALS

Looking for space without the price tag? Look no further than this beautiful home in Jackson Heights with 4 large bedrooms, 4 baths, an in-ground swimming pool, large fenced back yard and detached garage. Lots of room for entertaining! **\$384,900**



202 SCOTT DR. FLORENCE

2 bedrooms, HUGE glamour bathroom, large kitchen, and a floor plan that flows great for entertaining! Lots of storage! Other features include an enormous 25' X 21' finished bonus room above the double detached garage with parking for a boat or RV. **\$229,900**



WILLOWBROOK-SUBDIVISION

Looking for an estate sized lot to build your dream home? THIS IS IT! There are only 2 interior lots (**\$110,000**) and 1 lot on the creek left. (**\$139,000**) Excellent location on Mars Hill Road!



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125 HARBOR CLOSE, KILLEN

Fantastic home in Turtle Cove on a wooded lot with so much to offer. 5 bedrooms 4.5 baths. Main level features 3 bedrooms including large primary suite. Large family room with gas log fireplace, formal dining room, eat in breakfast area open to kitchen. Large screened in porch. Large laundry/utility room. Beautiful hardwood floors. Upstairs has 2 large bedrooms with a full bath. Basement is finished and includes a large living room with a gas log fireplace, kitchen, full bath, 2 large rooms with closets and garage with workshop. Basement would make a great mother-in-law suite and has a separate driveway. Other features include 3 car garage with extra large bay that could fit a boat or have a workshop area or home gym. Cedar lined closets. Gas line stubbed out on patio for grill. Fenced in backyard with fire pit. \$499,900.



201 WOODFIELD CT., FLORENCE

Great opportunity for a move-in ready patio home in the highly sought after Cedar Park subdivision. Located on a flat corner lot, this home is all on one level with only a half a step to enter and exit. Inside you will find a large living room with a fireplace, large dedicated office and sunroom. You'll love the open floor plan with a beautiful kitchen open to an eat-in breakfast and sitting area. 3 bedrooms with 2 baths including a large master suite with a master bathroom and walk in closet. Dining room is open to the foyer and kitchen. Large laundry room. Beautiful hardwoods throughout the main living area. New paint throughout, new tile floors in bathrooms. Nice patio in a fenced backyard. Two car garage with closets for storage. Lawn maintained by HOA. Sprinkler system. \$374,900.

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RESIDENTIAL

305 E. 18th St, Sheffield... 3BR/1BA one level home, sold "AS IS" ... investment propertyNEW LISTING..... \$129,000
11358 CR 14, Waterloo 3BR/2BA one level brick home on 2 Acres+/-, stocked pond on property..... **SOLD**..... \$219,000
125 W. Oak Hill, Florence 3BR/1BA, one level in Oak Hill Subdivision, open floor plan ...NEW LISTING..... \$225,000
3752 CR 92, Rogersville 4BR/2BA one level home, granite, custom cabinets, 10x10 outside deck..NEW CONSTRUCTION..\$298,900
340 Kingston Dr, Florence ... 3BR/2BA one level brick home in Heathrow #4, all appliances,..... **PENDING**\$307,500
1150 Riverton Rose Trl, Cherokee...3BR/2.1BA home, recently painted, needs total update, sits on 72Acres+/-..... \$350,000
304 Timberwood Dr, Florence . 3BR/2BA brick home in Cedar Park, complete renovation NEW PRICE..\$349,500
571 CR 28, Florence.....4BR/2BA, one level, custom cabinets, quartz countertops... NEW CONSTRUCTION..... \$359,900
115 Chestnut Oak Dr, Florence...3BR/2BA one level home in Ryan's Place, 1900sf+/-, ...NEW CONSTRUCTION ... \$369,000
211 Chestnut Oak Dr, Florence... 4BR/3BA one level home in Ryan's Place, 2440sf+/-, .. NEW CONSTRUCTION..... \$479,900
200 Chestnut Oak Dr, Florence...3BR/2BA one level brick home in Ryan's Place.....NEW CONSTRUCTION . \$482,000
328 Wheaton Dr, Florence...4BR/3.1BA one level home with 3,300sf+/-, Cypress Creek Manor..... **SOLD**\$635,000
9157 Turtle Point Dr, Killen... 5BR/3.2BA home in Turtle Point Village, extra vacant lot with this property... \$675,000
105 E. Meadowhill Dr, Florence...5BR/4.1BA "Turn Key" home in Robbins Ridge, 3.1 Acres+/-, finished basement, large heated outside kitchen/surround sound, pool, pool house, hot tub\$879,000

WATERFRONT/WATER VIEW RESIDENTIAL

129 Wildwood Trail, Florence...3BR/3.1BA one level home, with a view of Cypress Creek \$495,000
85 Lake View Dr, Muscle Shoals ...3BR/2BA, 117'WF+/-, gentle slope to water, boat lift, new outside kitchen..... \$995,000
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+/-NEW PRICE... \$1,790,000
100 Terrapin Close, Killen ... 4BR/5.3BA with 7448sf+/- of awesome WF living..... \$2,475,000

COMMERCIAL PROPERTIES/ACREAGE

FlorenceCorner 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!.....SIGN UP.....\$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
... located next to Metro Bank & across from Bank Independent ...

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LOTS - ACREAGE



Highland Ave - Two Lots
Zoned for multi-family duplexes
ONLY \$26,000!!

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

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

Florence – Corner of Park and Elm 5 Lots... zoned light industrial.
Off Veterans Dr, right on Terrace, right on Park... Sign up \$25,000

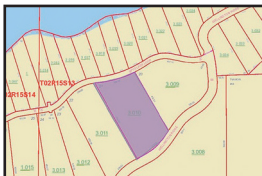
Highland Ave, Florence... Two lots, zoned multi-family, near new hospital, Turn at Jack's
on Florence Blvd by the Pawn Shop, Glendale St. ... street runs into lots \$26,000

315 Lee Dr, Rogersville Great location – no restrictions – could build
2 homes 1 ACRE \$54,500

Veterans Drive Near new hospital & Marriott Hotel . (corner of Veterans
Dr/S. Blair St) 5 Lots \$59,000

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

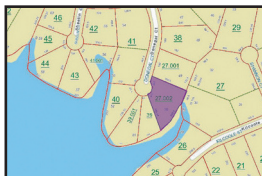
Riverton Rose Trail 35 Acres+/- **PENDING**... \$175,000



Waterloo Landing - Lot 21
3.0 Acres+/- ... Water View
Water access available



Waterloo Landing - Lot 25
3.11 Acres+/- ... Water View
Water access available



Donegal Ct, Peytonia Points- Lot 50
Seawall-Private-Flat Lot
Only \$175,000

Spyglass Loop, Cherokee ... Lot 25, gated community of Waterloo Landing,
Water View 3.11 ACRES+/- \$110,000

Spyglass Loop, Cherokee ... Lot 21, gated community of Waterloo Landing,
Water View 3.0 Acres+/- \$119,000

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

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

Bridgewater Dr, Florence Off Skypark Rd, new Sub-Division,
3 WF lots available 101.3'WF - 246'WF+/- \$395,000 Each



Eagle View Drive -
107.48'WF+/-
Near RTJ Golf Course



Veterans Dr & Poplar - Corner Lot
Downtown Florence



Park & Elm St - 5 Lots
Great Location for Warehouse



Riverton Rose Trail - 5 Acres+/-
Waterloo Landing - Water View



Bridgewater - 3 WF Lots
4 Off water Lots
Ready for Offers!!

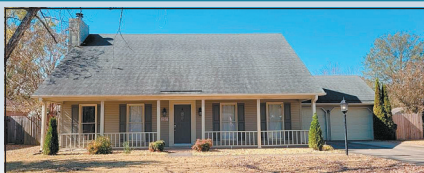


315 Lee Drive, Rogersville
Seller wants an offer!!



SO MUCH TO OFFER! Property has 3 addresses. 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 5 mins away to a private park/boat launch.

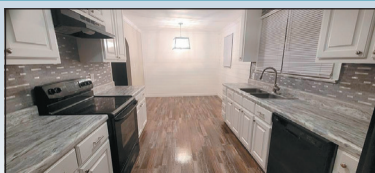
Property has a double detached garage with electricity that can be converted into a studio apartment. There is also a 2 bedroom 1 bath secondary residence that currently is operated as an Airbnb. Or could be an apartment or mother-in-law suite. This could be your next home or investment opportunity! Buyer to verify all listed information. \$465,000



Looking in the Decatur, AL area? Beautiful Spacious 3 bed, 2.5 bath 2 story home located in a well established neighborhood. Just minutes from shopping, dining, park, schools and hospital. Concrete drive with nice covered front porch. Large living room with coffered ceilings & fireplace. Entertain your guests in the spacious dining room that opens to the back patio. Eat-in kitchen features a breakfast bar & nook with a bay window that overlooks the backyard. Huge master bedroom on main level with walk-in closet and private master bath. Two additional guest rooms upstairs and full bath. Home is sitting on a nice level lot with a fenced in backyard, large concrete patio for all the outside activities. Buyer to verify all information. \$269,900



Two Versatile Buildings Await in Littleville Community! Own 2 properties with endless possibilities. This rare opportunity grants possible retail business or spacious warehouse storage. Adapt the buildings to suit your needs whether business venture, storage solution or creative workspace. Front building 1# is 2,700 sq ft built in 1994 with 1 bath. Hvac is less than 2 years old. Back building 2# 4,950 sq ft with 1 bath built in 1985. Both buildings combine sq ft is 7,650. Seller prefers a buyer but is open to discussing flexible options including lease-to-own arrangements. Buyer to verify all information. \$193,000



New Year, New Home! Take a look at this classic cottage style home located in the friendly Spring Valley Community. This 2/3 bedroom, 1 bath home boasts a recent Head-to Toe refresh making it move in ready! Home has a new roof, windows, cabinets/countertops, fixtures, flooring and paint. So much to offer, which makes for a good starter home. Large backyard to enjoy outside activities. Conveniently located close to Hwy 157 and local shops and restaurants. This home won't last long! \$173,900

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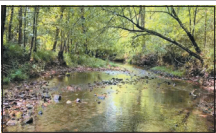
855 Turtle Cove WF Lot - Killen

Beautiful Waterfront Lot with a Breathtaking View! This unique 1.38+/- acre property is perfectly located in Killen, just off of Hwy 72, in Turtle Cove. The 147 feet of waterfront offers year-round water on Six Mile Creek, just around the bend from Wilson Lake. Must see to appreciate. \$329,900



1910 Lingerlost WF Lot - Killen

Lot 4 in Lingerlost Landing. This awesome 1.91+/- acre tract with 146 feet of waterfront offers an amazing opportunity to build your dream lake house. The lot includes a pier with good bones, but needs some work and a new roof. Come be a part of this exciting new development in the heart of Killen with inviting river frontage and beautiful views. \$624,900



68+/-Ac on Six Mile Creek - Killen

If you're looking for stunning land for recreation or to build the estate of your dreams, this rare property is for you. Perfectly located in Killen, this 68+/- acre tract offers just about everything you could ask for. Beautiful pastures and mature hardwoods abound on the level to rolling terrain. With over 1,000 feet of frontage on Six Mile Creek, peaceful country living is a given. You must see this outstanding gem to appreciate its potential. Co Rd 25 Killen, \$724,900



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 252' 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. **ONLY 5 WATERFRONT LOTS LEFT!**



Delaney Trace - CR 111 Killen

Charming Country Living at its Best. Come be a part of this exciting new development on the east end of Killen in the Center Star community. With beautiful skies and peaceful scenery, Delaney Trace welcomes you home. Call for more info.



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' main-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



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



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 available. Call for more info.



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



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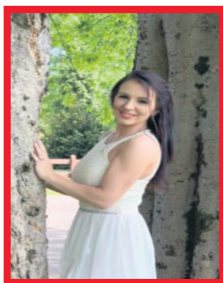
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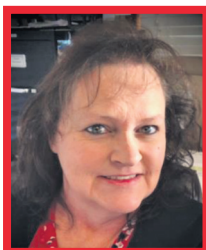
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Corner Lot, 150' X 150'

4 Bedrooms 2 Bath • MLS #511134



**0 Campbell Circle
Florence**

Lot size: 50' X 100'

On Campbell Circle

List Price: \$9,500

MLS# 508286

\$9,500

**ASKING
PRICE**

\$7,500

0 Blair St - Florence

Lot size: 60' X 75' MLS # 509017



\$149,500

**001 Veterans Dr.,
Florence**

Lot Size 125' X 120'
MLS#152274



\$225,000

**0 Hightower,
Florence**

Approx. 1.04 Acres
MLS# 167848

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Jerry Woods, Owner • Nikki Woods-Fulmer & Leigh Woods, Sales



2024 TNValleyHomeFinder.com Print Edition - Production Dates

JANUARY 2024						
S	M	T	W	T	F	S
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

FEBRUARY 2024						
S	M	T	W	T	F	S
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	1	2

MARCH 2024						
S	M	T	W	T	F	S
25	26	27	28	29	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	6

APRIL 2024						
S	M	T	W	T	F	S
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	1	2	3	4

MAY 2024						
S	M	T	W	T	F	S
28	29	30	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

JUNE 2024						
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	1	2	3	4	5	6

JULY 2024						
S	M	T	W	T	F	S
30	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

AUGUST 2024						
S	M	T	W	T	F	S
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

SEPTEMBER 2024						
S	M	T	W	T	F	S
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	1	2	3	4	5

OCTOBER 2024						
S	M	T	W	T	F	S
29	30	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

NOVEMBER 2024						
S	M	T	W	T	F	S
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

DECEMBER 2024						
S	M	T	W	T	F	S
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

Green = Publication Dates • **Yellow** = Copy Deadline for Glossy Cover Ads

Red = Copy Deadline for Inside Book Ads • **Purple** = Glossy Cover Ads Approved

Blue = Inside Book Pages Approved

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