

February 2024

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Shoals Edition



105 E. MEADOWHILL DR - FLORENCE, AL - Extensive Renovations 2023 ... This awesome "turn key" home is located on 3.1 Acres. Enter front door into a large foyer with a winding staircase, high ceilings, walnut stained floors. Extra large 4 car garage, laundry room w/cabinets and coat/shoes built in space, Countertops consist of quartz, concrete & granite, master suite on main level with attached office/sitting room, large keeping room off kitchen, work station in kitchen. Large finished basement features recreation room, outside entrance, large deck off master suite, living room and kitchen. Large heated pool, hot tub, pool house, surround sound outside, stone, granite & stainless, gas grill, 2 sprinkler systems, over 1200' of French drains, full outdoor kitchen with all appliances, awesome "fire pit" for entertaining. MLS#513257. \$879,000. Contact Shirley Neese at 256-335-6789 • email: shirley@neesere.com • website: shirleyneese.com

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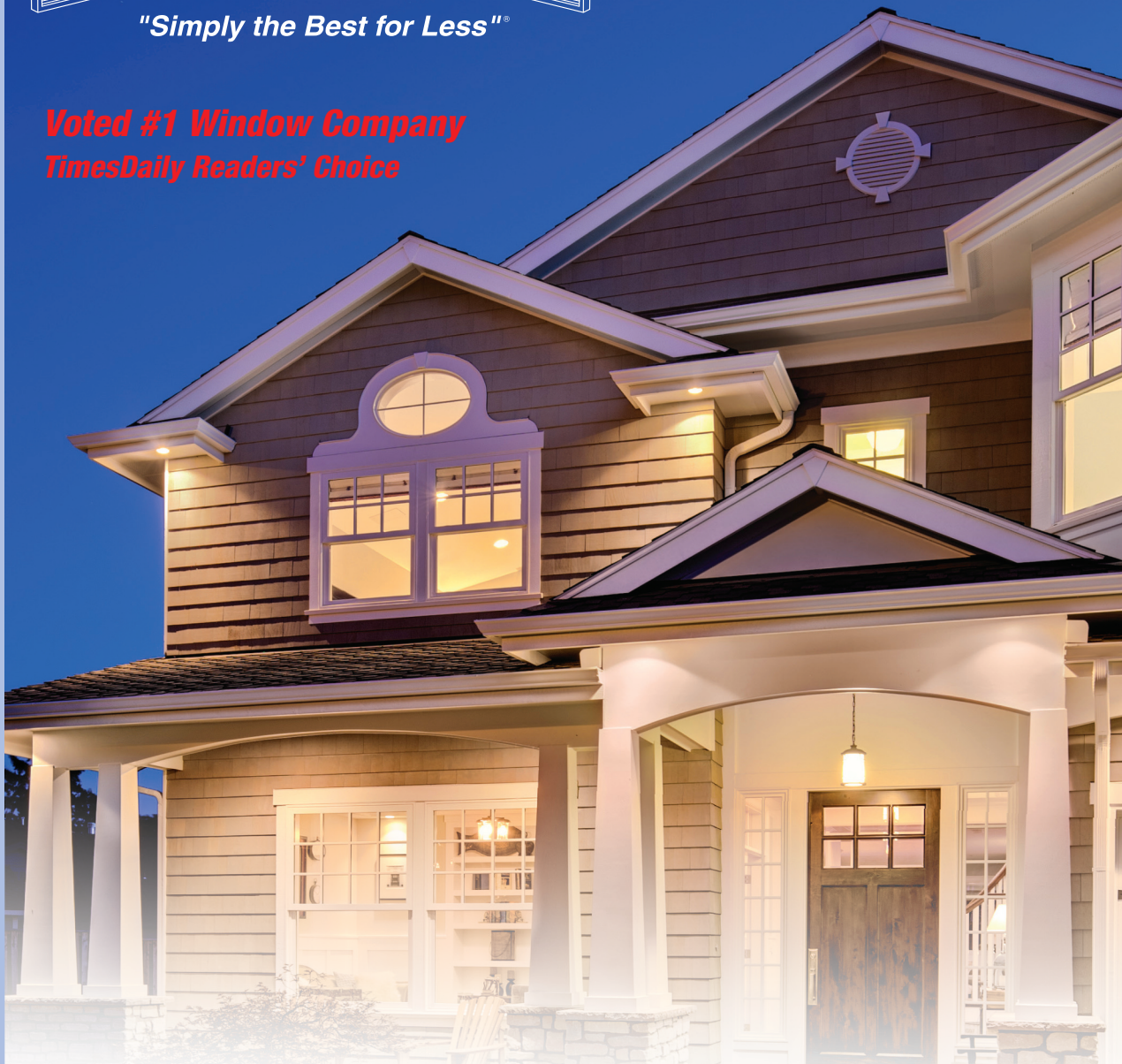
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305 E. 18th St, Sheffield... 3BR/1BA one level home, sold "AS IS" ... investment propertyNEW LISTING..... \$129,000
125 W. Oak Hill, Florence3BR/1BA, one level in Oak Hill Subdivision, open floor plan ...NEW LISTING..... \$225,000
2202 Harding Ave, Muscle Shoals.....4BR/2BA, one level, double detached garage, near Gattman ParkNEW LISTING.....\$287,000
3752 CR 92, Rogersville..... 4BR/2BA one level home, granite, custom cabinets, 10x10 outside deck..... **SOLD**\$298,900
340 Kingston Dr, Florence ... 3BR/2BA one level brick home in Heathrow #4, all appliances..... **SOLD**\$307,500
1150 Riverton Rose Tl, 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..\$345,000
571 CR 28, Florence.....4BR/2BA, one level, custom cabinets, quartz countertops... NEW CONSTRUCTION..... \$359,000
115 Chestnut Oak Dr, Florence...3BR/2BA one level home in Ryan's Place, quartz custom cabinets..... **PENDING** ... \$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
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



Veterans Dr & Poplar - Corner Lot
Downtown Florence

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



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

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



Park & Elm St - 5 Lots
Great Location for Warehouse

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



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

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



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

Riverton Rose Trail35 Acres+/-**PENDING**... \$175,000

WATERFRONT-WATerview-LOTS



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

Spyglass Loop, Cherokee ... Lot 25, gated community of Waterloo Landing,
Water View3.11 ACRES+/-..... \$110,000

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



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

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



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

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

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



315 Lee Drive, Rogersville
Seller wants an offer!!

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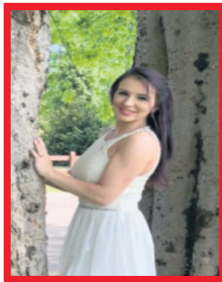
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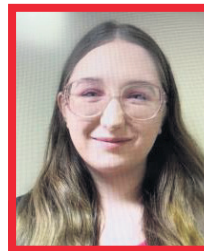
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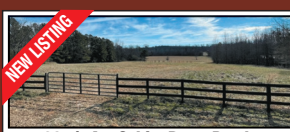
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93+/- Ac, Cabin, Barn, Ponds
A rare find just minutes from downtown Florence. This beautiful 93.05+/- acre tract is the perfect setting for peaceful country living. The gently rolling land offers pasture, cropland, timber, two ponds, and in wet weather, Lyles Branch. The property also includes a cozy cabin, an inviting recreation pavilion, a large open barn with storage rooms, and an equipment shed. Must see to appreciate. 300 CR 298 Florence, \$699,000



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 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' 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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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**



NORTHGATE SUBDIVISION, 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**



10 +/- ACRES

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**



POOL

2303 MARIETTA AVE. MUSCLE SHOALS

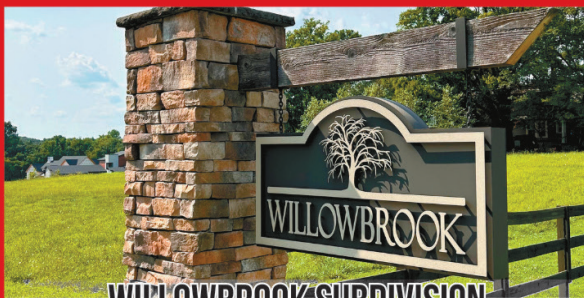
Looking for space without the price tag? Look no further than this beautiful home in Jackson Heights with 4 large bedrooms, 4 baths, an in-ground swimming pool, large fenced back yard and detached garage. Lots of room for entertaining! **\$384,900**



2 +/- ACRES

730 CO RD 28, FLORENCE

Country living without the drive! Charming 3 bedroom, 1 bath brick home situated on 2 acres with a pond just minutes from town! Beautiful hardwood floors, new appliances, a large kitchen and a covered patio. **\$159,900**



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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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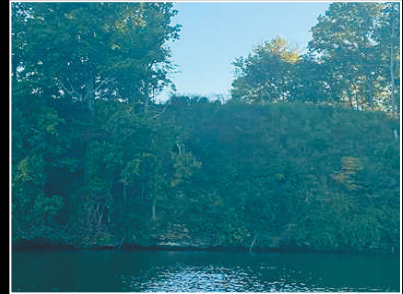
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13 lots left!



Heron Cove - Buildable lot on Wilson
Lake. Located close to Turtle Cove.



2094 Skypark Road - Buildable lot over-
looking the mouth of Lake Wilson and
Shoal Creek.



Rivermont Drive - Wilson Lake. Buildable
lot on great, deep water Slough. Close to
Indian Springs.



208 River Point Road - Great and easy
living for a wonderful price of \$275,000.
Condos on Lake Wilson.



209 River Point Road - Condo overlook-
ing Lake Wilson in Rivers Edge.



Laurel Cove - Shoal Creek Cove commu-
nity of new homes. 7 lots available.



Pine Grove Drive - 20 acre tract of
waterfront property. Muscle Shoals
location.



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\$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

NEW PRICE

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**001 Veterans Dr.
Florence**
Lot Size 125' X 120'
MLS# 514429

NEW PRICE

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6 strategies to get more organized

— by METRO NEWS —

When the new year arrives, many people focus on changes that can be implemented in the months of come. This time of year is a popular one to make resolutions to clean and organize homes and offices.

There are plenty of things that can use a little organizational attention. There's no ideal way to get organized. Whatever works is a good approach, but the following are six strategies to help individuals clear the clutter.

1. Utilize to-do lists

People tend to be less productive when they're storing all of their tasks in their brains. The first step to getting organized is to remove those plans from the head and put them down on paper or in some other tracking tool. A digital to-do list manager, for example, enables you to see all of your tasks, deadlines and due dates in one place so you can get things done more efficiently. Carry around a notepad or use the digital notes app on a phone to jot down thoughts and needs as they come up.

2. Corral your "smalls"

Smalls are keys, phones, chargers, wallets, headphones, and other accessories. When these items are grouped together, they're easier to find so you can stay on track. Invest in an attractive organizer and install it by the front door or another high-traffic area. You'll cut down on trying to find those smaller items when running errands.

3. Conquer clutter regularly

It's easy to be put off by cleaning and organizing when clutter has gotten out of control. Instead, by cleaning up items on a daily or weekly basis, it's much easier to keep ahead of clutter. Treat it like a daily job, including sorting mail and tossing unnecessary items; emptying waste pails; dusting the desk; deleting emails; and putting items back where they belong.

4. Categorize emails

Utilize the folder creation option from popular email providers to sort your messages. Drop messages that need attention into categories of your choosing, such as school, health and receipts. Then you'll know which folder to go into when searching for what you need, eliminating the time-consuming task of scrolling through a full inbox.

5. Give one; toss one

When bringing new items into the home, follow the procedure of giving away or throwing out one item for each new item that is received or purchased. This can help to tame clutter.

6. Mise en place your life

"Mise en place" is French for "put in place." It is used in the kitchen to refer to preparing and setting out all ingredients

needed in a recipe. The same concept can be used elsewhere. Lay out clothing on the dresser for the next day at work or school. Prep the foyer of a home with items you need, like an umbrella, shoes and paperwork. Organize backpacks so they're ready for the school day. Establish a to-go bag at work for items that need to be brought home.



Getting organized can be as simple as taking small steps that have lasting impact.



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