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Shoals Edition



410 PROSPERITY WAY - MUSCLE SHOALS - Make This Home Your Own! This beautiful "turn key" home, located at 410 Prosperity Way, Muscle Shoals, AL 35661 was built in 2000. This home features 3 Beds, 2 Full Baths. Main Bedroom with hot-tub - One office space 10.5 X 5.5 with portable AC. Large dining and living rooms with open concept. Large kitchen with lots of cabinets. All Appliances stay with the home. Roof was installed 2012. HVAC Fan Motor was replaced in 2022. Security System, Intercom system stay with the house. Equipped with ADT Security System. Seller says Termite Bond with Cooks Pest Control is transferable. Seller is offering to buyer as concession in Closing Costs up to \$5,000 and a 1-year Home Warranty with First American Home Warranty valuing up to \$650.00. MLS# 514970! Priced to sell \$349,900. Please call or text Michael Roberts at 256-762-7793 - Email: micsrob@gmail.com Website: www.clhomes.com

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COMMERCIAL-INDUSTRIAL 8100 enclosed + 800 open under roof attached 3 sided storage-Commercial Bigbee Steel Building w/6" concrete flooring situated on 2.63 fenced, gated acres w/approx 456' fronting Old Lee Hwy. Property has been added on to & upgraded w/new plumbing & electrical. Finished office area - 1050 sq ft includes reception area, 1/2 bath, kitchenette & 2 offices. Plant has 17x30 heat & air rm for computer controlled machines, storage rm in plant, full bath in plant w/shower. A huge attic w/stairs for storage. Electrical has 800 AMP 3 phase service, plus thermostat controlled nat gas infrared vented radiant tube heaters in the building in back w/electricity, new septic tank in 2018, 2 lb. gas meter, 3 (16") overhead doors & 2 (10") overhead doors, security lighting, security system is by Certified Alarm & can be transferred. Easy access to Hwy 72. Just past Rail Car Plant!



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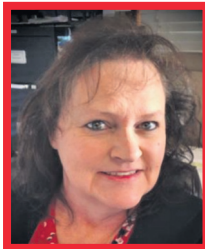
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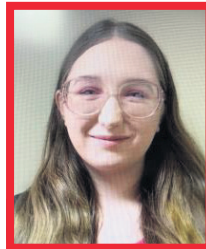
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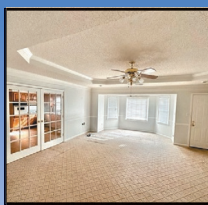


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Corner Lot, 150' X 150'

4 Bedrooms 2 Bath • MLS #514432



\$9,500

0 Campbell Circle

Florence

Lot size: 50' X 100'

On Campbell Circle

List Price: \$9,500

MLS# 508286

NEW PRICE

\$7,000

0 Blair St - Florence

Lot size: 60' X 75' MLS # 509017



ASKING PRICE

\$130,000

001 Veterans Dr.

Florence

Lot Size 125' X 120'

MLS# 514429



ASKING PRICE

\$195,000

0 Hightower,

Florence

Approx. 1.04 Acres

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RESIDENTIAL

- 305 E. 18th St, Sheffield...3BR/1BA one level home, sold “AS IS” ... investment property \$129,000
- 125 W. Oak Hill, Florence3BR/1BA, one level in Oak Hill Subdivision, open floor plan **PENDING** ...\$225,000
- 2202 Harding Ave, Muscle Shoals.....4BR/2BA, one level, double detached garage, near Gattman Park **PENDING** ...\$287,000
- 405 Elledge Ln, Muscle Shoals3BR/2BA home, open floor plan, 9’ ceilings, quartz countertopsNEW CONSTRUCTION... \$348,000
- 401 Elledge Ln, Muscle Shoals4BR/2BA home, open floor plan, 9’ ceilings, quartz counter tops **PENDING** .. \$355,000
- 1150 Riverton Rose Tl, Cherokee...3BR/2.1BA home, recently painted, needs total update, sits on 72Acres+/-..... \$350,000
- 571 CR 28, Florence.....4BR/2BA, one level, custom cabinets, quartz countertops... NEW CONSTRUCTION..... \$356,500
- 115 Chestnut Oak Dr, Florence3BR/2BA one level home in Ryan’s Place, quartz custom cabinets.....**SOLD** ... \$369,000
- 322 Wheaton Dr, Florence4BR/2.1BA plus Bonus Room, Cypress Creek Manor, built-ins/upgrades.....NEW LISTING...\$449,900
- 211 Chestnut Oak Dr, Florence... 4BR/3BA one level home in Ryan’s Place, 2440sf+/-, **SOLD** \$479,900
- 200 Chestnut Oak Dr, Florence ...3BR/2BA one level brick home in Ryan’s Place.....NEW CONSTRUCTION\$489,900
- 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**PENDING** ...\$874,000

WATERFRONT/WATER VIEW RESIDENTIAL

- 129 Wildwood Trail, Florence...3BR/3.1BA one level home, with a view of Cypress Creek \$495,000
- 7875 CR 47, Florence...3BR/3.1BA, Major upgrades 2022 throughout home, 154’ WF+/-,..... NEW LISTING ... \$ 729,000
- 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... \$1,765,000
- 100 Terrapin Close, Killen ... 4BR/5.3BA with 7448sf+/- of awesome WF living..... \$2,475,000

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!.....SIGN UP.....\$26,000

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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 Tr, 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



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



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

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 View 3.11 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, Florence Off Skypark Rd, new Sub-Division,
3 WF lots available 101.3'WF - 246'WF+/- \$395,000 Each



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NEW LISTING



1 Ac Commercial Lot - Killen

Great 1+/- acre commercial lot in Killen. With road frontage Alabama St, this corner facing tract offers tremendous potential for many business ventures. \$97,500.



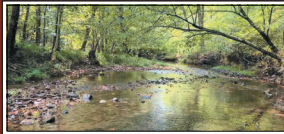
855 Turtle Cove WF Lot - Killen

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 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



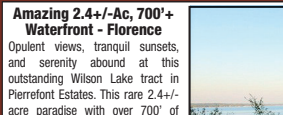
Delaney Trace - CR 111 Killen

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.



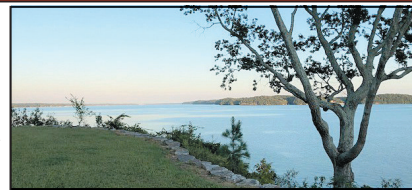
455 Woodfern Dr - Killen

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' 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 Ridgeciff Dr., \$1,500,000



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.



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!**



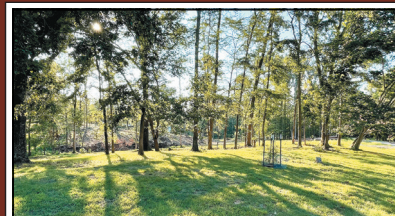
Commercial Lot, 0.69+/- Ac. Hwy 72 - Killen

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.



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. \$99,900



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



This is a must see luxury water home. Calm deep water year around on Elk River. Home features 4 bedrooms and 3 baths, 2 kitchens, stamped concrete, dock, gazebo and so much more. The roof is new. Call today because this one will not last! \$764,000



Welcome to historic downtown Florence! Minutes/walking distance from downtown and The University of North Alabama, this beautiful home boasts original hardwood floors and features,



spacious bedrooms, 10 foot ceilings, extra large side and back yard with a relaxing water feature, large deck for entertaining, and serene sunroom. The detached garage includes a workshop area in the back along with a concrete side patio. This home is also registered with the city as a historic home and even has a book written about a family that lived there during World War II. Be sure to schedule a showing today because this historic gem will not last long! 4 bedroom, 2 ba/2196 sq \$299,000.



Look no Further! We maintain townhome located in highly desirable WindChase community offers comfortable living in convenient location. Two spacious bedrooms and 2 full bath, single level, makes it perfect for seeking a carefree lifestyle. An abundance of recent updates, new granite, countertops, sinks, fixtures, backsplash in the kitchen and master bath, Fresh paint throughout and newly installed hot water heater and disposal. Two car garage with rear entrance with new vinyl fence addition for privacy. Enjoy morning coffee sitting on the private patio just off the kitchen. New security system. Enjoy summer at the gated pool, clubhouse, gym with no lawn care maint all for \$100 a month HOA. \$218,500



Welcome Home! Take a look at this adorable 2 bed 1 bath house located on a corner lot in Muscle Shoals! This move in ready home is perfect for a starter home or if you just want to downsize. All new upgrades, a must see to appreciate! Don't miss out on this one!



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



Investment or Personal Property! While it needs some TLC, this 3/4 bedroom 1.5 bath and large backyard offer endless possibilities. House sits on 1.5 acres right off hwy 72. Home is Sold AS IS condition. Buyer must verify all information. \$79,900.



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



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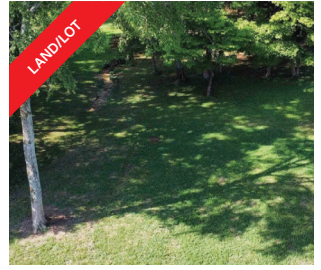
5 outdoor projects that add value

by Metro News

Exterior renovations can enhance the appearance of a property and make it more enjoyable for homeowners. Certain renovations have the potential to add value to a home, while others may do the opposite. Learning which one have the largest return on investment can help homeowners select features that will have the most positive impact. Curb appeal goes a long way toward attracting potential buyers. According to the National Association of Realtors, first impressions of a property have a strong influence on buyers. Landscaping and external features can do much to influence such impressions.

- **Lawn care program:** Investing in a lawn care program that consists of fertilizer and weed control application and can be transferred over to a subsequent home owner is an attractive feature. NAR says such a care program can recover \$1,000 in value of the \$330 average cost, or a 303 percent ROI.
- **Low-maintenance lifestyle:** When choosing materials for projects, those that offer low-maintenance benefits can be preferential. These include low-maintenance patio materials, composite decking, vinyl fencing, and inorganic mulched beds.
- **Fire pit:** A fire pit can be used for much of the year. In the spring and summer, the firepit is a great place to congregate to roast marshmallows or sip wine and gaze into the fire. In the fall, the fire pit can make for a cozy retreat. A fire pit that has a gas burner is low-maintenance, and the National Association of Landscape Professionals says that most can recoup about \$4,000 of their \$6,000 average price tag.
- **Softscaping:** Hardscaping refers to structures like outdoor kitchens or decks. Softscaping involves the living elements of the landscape. Hiring a landscape designer to install trees, shrubs, natural edging, and rock elements can do wonders toward improving the look and value of a home.
- **Pool or water feature:** In certain markets, particularly hot climates, a pool or another water feature is a must-have. However, in other areas where outdoor time is limited, a pool or water feature can actually lower the value of a home. Speaking with a real estate professional can give homeowners an idea of how a pool will fare in a given neighborhood.

Outdoor improvements can improve the marketability of a home, as well as enhance its appearance and function.





3337 Hwy 207 • Rogersville: Well-maintained 3BR/2BA mini-farm on 5 acres near amenities. Spacious rooms, 2023 updates, hardwood floors. Includes workshop, garage, and barn. **\$329,900**


215 Freeman Dr • Rogersville: Beautiful subdivision by Second Creek is the perfect spot to build your dream home. Breathtaking water views can be enjoyed from various outlooks. **\$148,500**


2570 Hwy 207 • Rogersville: Rogersville Retreat: Updated 3BR, 2BA with Serenity & Convenience. Features new roof, open design, fenced yard, shed, & covered deck. High-speed internet available. **\$133,900**

376 Erica Dr • Rogersville: This land lot is ready to build on. This is in a lovely subdivision called Wheeler Hills. Very close to Joe Wheeler State Park & some of the best fishing in the area. **\$18,500**

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Lots 8, 10, & 11 Glenview Dr • Cherokee: Beautiful properties with stunning views of Pickwick Lake. Huge Immediate access to boating, kayaking, fishing, swimming and enjoy incredible views from your waterfront property. Beautiful, quiet and secluded neighborhood. Perfect for building your dream home or vacation get-away. Lot 8: 0.5 acres, Lot 10: 0.6 acres, Lot 11: 0.85 acres. Beautiful, quiet and secluded neighborhood. **Greg Cook • +1256-361-9024 • Real Estate Advisor • E&V Shoals \$225,000/ea**



12100 Two Rivers Dr L-1 • Athens: Luxury waterfront condo in gated Two Rivers, The Pointe. Stunning Elk/TN River views, 3BR, 3BA, gym, elevator. 1st-floor unit, 2 patios, furnished, boat slip, & more. **\$589,900**

308 Hay Rake Drive • Madison: Stunning Townhome, Great Location: Briefly Owner-Occupied, Tenant-Maintained, Hassle-Free with Upgrades, Custom Kitchen Island, Fireplace, Relaxing Porch, Ample Storage **\$449,900**

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