

April 2024

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Shoals Edition .com



372 ROBBINS POINT RD - ST FLORIAN - Country Estate living at its best. Just minutes to Cox Creek Pkwy. This elegant 4 bed, 4 bath brick house in Shoals Creek Estates is located in the desirable St. Florian area. The property includes an inground pool, a hot tub, and an oversized 3-car, detached garage with a bonus living space. The large 3.1 +/- acre tract offers beautiful woods with scenic, rolling terrain. Must see this property to appreciate its splendor. \$949,900. Contact Jeremy Grigsby, Grigsby Properties, at 256-757-1008.

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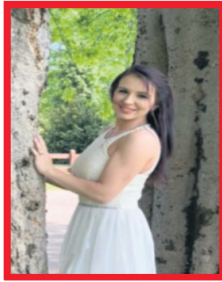
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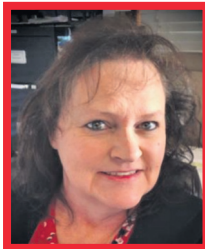
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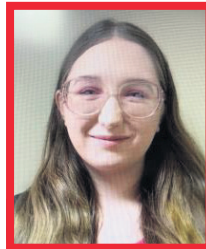
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NEW LISTING



372 Robbins Point Rd - St Florian

Country Estate living at its best. Just minutes to Cox Creek Pkwy. Elegant 4 bed, 4 bath brick house in Shoals Creek Estates is located in the desirable St. Florian area. Includes an inground pool, a hot tub, and an oversized 3-car, detached garage with a bonus living space. The large 3.1 +/- acre tract offers beautiful woods with scenic, rolling terrain. Must see this property to appreciate its splendor. \$949,900



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



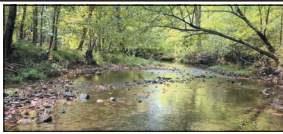
1910 Lingerlost WF Lot - Killen

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



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.



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

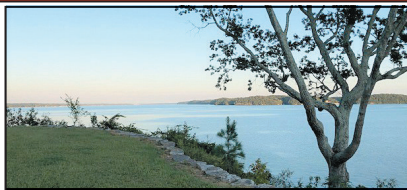


455 Woodfern Dr - Killen

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



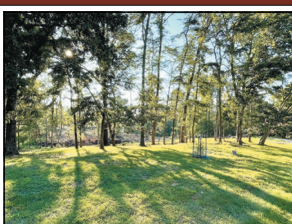
Delaney Trace - CR 111 Killen

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.



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



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RESIDENTIAL

125 W. Oak Hill, Florence3BR/1BA, one level in Oak Hill Subdivision, open floor plan	SOLD	\$225,000	
2202 Harding Ave, Muscle Shoals.....4BR/2BA, one level, double detached garage, near Gattman Park	SOLD	\$287,000	
1150 Riverton Rose Tr, Cherokee...3BR/2.1BA home, recently painted, needs total update, sits on 72Acres+/-.....		\$350,000	
405 Elledge Ln, Muscle Shoals ...3BR/2BA home, open floor plan, 9' ceilings, quartz countertops	PENDING	\$348,000	
401 Elledge Ln, Muscle Shoals ...4BR/2BA home, open floor plan, 9' ceilings, quartz counter tops	SOLD	\$355,000	
579 CR 28, Florence.....4BR/2BA, one level, custom cabinets, quartz countertops.....	NEW CONSTRUCTION	\$356,500	
409 Elledge Ln, Muscle Shoals ... 4BR/2BA home...open floor plan, 9' ceilings, quartz counter tops ...	NEW CONSTRUCTION	\$389,900	
322 Wheaton Dr, Florence	4BR/2.1BA plus Bonus Room, Cypress Creek Manor, built-ins/upgrades.....	\$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	\$484,900	
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+/-,		\$729,000	
85 Lake View Dr, Muscle Shoals ...3BR/2BA, 117'WF+/-, gentle slope to water, boat lift, new outside kitchen...NEW PRICE..		\$795,000	
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+/-,	PENDING	\$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 & Elm	zoned 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 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

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

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

WATERFRONT-WATERVIEW-LOTS

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



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



Park & Elm St - 5 Lots
Great Location for Warehouse



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



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



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



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



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



315 Lee Drive, Rogersville
Seller wants an offer!!



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 \$272,500.

Look no Further! Well 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 lawncare 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! \$134,000



FOR SALE TWO HOMES, FOR THE PRICE OF ONE! Unique Property! Less than 5 mins from TN river perched upon a hill looking over the beautiful city of Florence sits this historical 4/5 bed, 2 bath home. Over 3,000 sq ft home has all the upgrades, hardwood floors, spacious rooms, large windows for natural lighting, updated kitchen. Beautiful staircase leads up to 2nd fl with 4 bedrooms upstairs, has large balcony overlooking beautiful front yard. Huge front and side porch to relax on. Detached 2 car garage with power/water with upstairs that could be converted into studio apartment or mother-n-law suite. Addition 1,100 sq ft GUEST house has 2 large bedroom, cozy living room, kitchen, bath, laundry and nice front porch to enjoy the evenings on. Less than five minutes away is



private neighborhood park/boat ramp, public veteran park, TVA trails and downtown Florence. Buyer to verify all info & Measurements. \$470,000



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



ASKING PRICE \$195,000

0 Hightower, Florence
Approx. 1.04 Acres MLS# 514356



\$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

SOLD



Offered at \$185,000

3005 Cole Avenue, Florence
Corner Lot, 150' X 150'
4 Bedrooms 2 Bath • MLS #514432



587883-1



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

HOT Properties



This captivating 4 bed, 3½ bath home, nestled on a 1.8 acre lot in the serene Rolling Hills, offers the perfect blend of comfort and convenience. A short walk to the wildlife refuge and boat ramp and the beautiful TN River. \$650,000



Spend the summer on the calm waters of the Elk River! This enchanting 4 bedroom, 3 bath home offers 150 ft waterfront experience. You'll be greeted by an inviting open concept space with beautiful hardwood floors and vaulted wood ceilings. Home has a spacious living room to unwind and get cozy by the fireplace. Large open kitchen with stainless appliances, granite countertops, nice size dining area for memorable meals. Huge master bedroom with walk-in closet, and spa like bathroom. Basement with both inside/outside entrance has 2nd kitchen, bath, laundry & living area that will offer comfortable accommodations for guests, family or possible rental. Spend afternoons lounging on the decks, family time under the gazebo, fishing from your private dock, or launching a kayak for a scenic paddle down the river. New roof and unit downstairs. Buyer verifies all info & measurements. \$764,000



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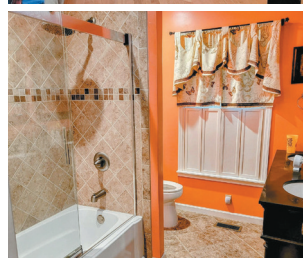
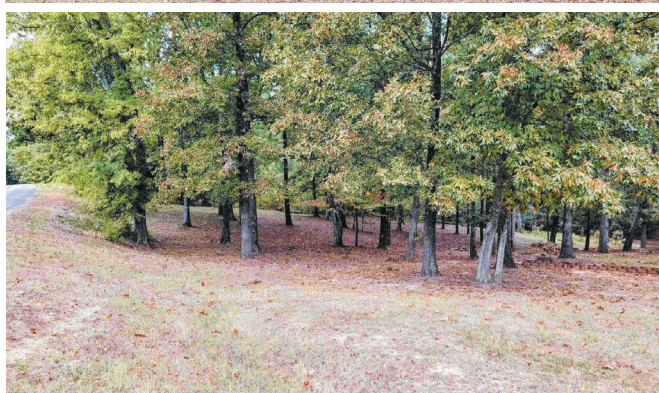
Riverside Realty

2105 Woodward Avenue • Muscle Shoals

195 Burton Road, Tuscumbia Offered at \$314,900

Come make your home on the mountain! Here is the perfect place to do just that! You have privacy from being located away from the main roads. You can literally walk to Colbert Heights school! This spacious 3 bed, 2 bath brick home is just minutes from the Colbert Heights Café, Melrose convenience store and deli, and churches. You will be proud to be a part of this quiet community! Sellers are very eager to sell and will consider all offers.

- 2954 sq ft
- 2000 sq ft unfinished basement
- temp controlled sun room
- large master bed and bath
- large dining room
- large living room
- tankless water heater
- safe room
- handicap accessible shower
- 2 acres
- additional septic tank and water lines located on side lot for camper or RV hookup



WINDOWS AGAIN

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Why it pays to work with a real estate agent

by Metro News

Equity, pre-approval, contingencies, appraisal. These are terms associated with buying real estate, but even seasoned home buyers may not fully understand them. Navigating the real estate market can be challenging, but in today's economic climate, marked by inflation, high interest rates and high home prices across the country, it is more important than ever to understand the minutiae that is involved in buying and selling property. That's just one of many reasons why buyers and sellers can benefit from the help of a seasoned real estate professional.

Types of real estate professionals

Many people use the terms real estate agent, real estate broker and REALTOR® interchangeably. While these professionals handle many similar tasks, there are some notable distinctions between them. A REALTOR® is a registered term used to describe a real estate professional who is a member of the National Association of REALTORS®. These individuals must adhere to a strict code of ethics, and have access to market data and transaction management services unique to this specific trade organization. A real estate agent is licensed to help people buy and sell real estate, and is paid a commission when a deal is completed. A real estate broker does the same jobs as an agent, but is also licensed to work independently and may employ his or her own agents. The broker also may get a percentage of the commission from agents in addition to his or her own commissions, according to Investopedia.

Buyer and seller

A professional may represent either the buyer or seller or both. A buyer's agent is negotiating for the buyer in the transaction, while a seller's agent negotiates for the seller. Real estate professionals also can represent both parties, known as dual agency. Typically this does not occur in the same transaction, as that can create a conflict of interest. Commissions and fees are negotiable on real estate transactions, an amount that is split by all real estate professionals working on the transaction.

Why work with a real estate professional?


Homeowners may wonder why they should seek the services of a real estate agent, broker or REALTOR®. That's particularly so for sellers, as buyers typically do not pay a real estate representative any money.

- **Expertise:** Considering that buying and selling a home is one of the biggest financial transactions one will make, it makes sense to leave it in the hands of experienced professionals.
- **Price a home right:** Real estate professionals will conduct a market analysis and look at "comps" in the area to determine a price that is fair and will help a house move. When working with buyers, the agent or broker also will be able to help them come up with a reasonable offer price.
- **Access to MLS:** Agents and brokers have access to the Multiple Listing Service, which is widely used across the United States for listing available properties. It helps sellers sell faster and will enable buyers to view multiple properties all in one database.
- **Negotiations:** Leaving negotiations to a third party removes emotion from the transaction and can help everyone involved resolve issues and agree on acceptable terms.

Buying and selling real estate is a complex process. Real estate professionals can simplify the process and make it more enjoyable for buyers and sellers alike.




NEW TO MARKET
 14801 AL Hwy 20 • Florence: Idyllic 7.2-Acre Retreat: 3BR Main House, 2BR Guest Home, Orchard, Sunroom, and Nature-Filled Gardens. Includes Goat & Rabbit Pens, Creek, and Storm Cellar. **\$425,000**

 Erica Crunk • +1256-349-8300
 Managing Broker • E&V Shoals



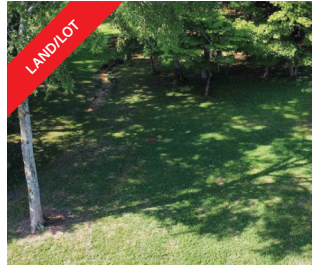
3337 Hwy 207 • Rogersville: Well-maintained 3BR/2BA mini-farm on 5 acres near amenities. Spacious rooms, 2023 updates, hardwood floors. Includes workshop, garage, and barn. **\$329,900**

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 Managing Broker • E&V Shoals




LAND LOT
 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**

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LAND LOT
 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**

 Greg Cook • +1256-361-9024
 Real Estate Advisor • E&V Shoals



LAND LOT
 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**

 Shannon Elliott • +1256-777-3311
 Real Estate Advisor • E&V Limestone



17752 Zehner Rd • Athens: 6.83 acres outside Athens city limits, near downtown & easy drive to Florence/Huntsville. Cleared for development or private residence with some tree lines. Blank canvas for homestead or mini farm. **\$154,700**

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