

July 2024

FREE

# TN Valley Home Finder

Shoals Edition

.com



**0 HIGHTOWER, FLORENCE** - Great Business Opportunity. Approximately 1.04 Acres. Excellent location next to the Marriott Shoals Hotel & Spa, minutes from the mall and downtown Florence and major retail stores and food chains. Close proximity to the new hospital. Utilities for property include sewer and water available. Asking Price \$195,000. MLS# 514356. Contact Luticia Johnson, RE/MAX Tri-State 256-627-8314.

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256-394-8349



**PATTI THOMAS**  
REALTOR  
256-710-3783



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



**6135 COUNTY LINE RD**  
LEIGHTON, AL - 2.28 ACRES  
Creek runs thru property. 2BR/1BA.  
Home needs "TLC" or tear down...  
\$85,000



**322 WHEATON DR - FLORENCE**  
4BR/2.1BA - 3019SF+/-  
All on main level except for a  
bonus room on upper level  
Appliances remain... \$449,900



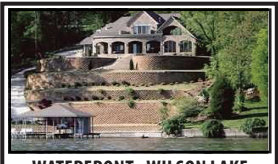
**500 CR 241 - FLORENCE**  
**17.8 acres** - 4BR/2BA - 3324SF+/-  
All on one level - Appliances remain,  
6x6 tiled walk in shower - sunroom,  
Creek runs thru acreage... \$375,000



**WATERFRONT - CYPRESS CREEK**  
129 Wildwood Dr - Florence  
3BR/3.1BA - 2800SF+/-, One level  
Close to UNA - Deck overlooking  
Creek... \$495,000



**WATERFRONT - WILSON LAKE**  
85 Lake View Dr - Muscle Shoals  
3BR/2BA, 2800SF+/-, One level  
Outdoor Kitchen, Seawall,  
Boat Lift... \$795,000



**WATERFRONT - WILSON LAKE**  
100 Terrapin Close - Killen  
4BR/5.3BA - 7446SF+/-  
All the amenities of waterfront  
living... \$2,299,000



**WATERFRONT - BROOKS ACRES #3**  
57 N. BEACH RD - FLORENCE  
4BR/2.1BA - 2446sf +/-  
Separate 3-car garage/workshop  
Pier, Boat Slip ... \$550,000



**NEW CONSTRUCTION**  
405 Elledge Lane, Muscle Shoals  
3BR/2BA - 1876SF+/-, Open floor plan,  
quartz countertops, 9' ceilings, appliances,  
tankless water heater... \$347,500



**NEW CONSTRUCTION**  
409 Elledge Lane, Muscle Shoals  
4BR/2BA - 2103SF+/-, Open floor plan,  
quartz countertops, 9' ceilings, appliances,  
tankless water heater... \$389,900



**NEW CONSTRUCTION**  
136 Allens Way, Florence - 4BR/3BA -  
2,736sf+/-, Glazed cabinets, Granite  
countertops, hardwood floors, Office, upper  
4th BR/Bonus Rm with full bath... \$ 541,900



**NEW CONSTRUCTION**  
200 Chestnut Oak, Florence - 3BR/2BA -  
2482SF+/-, One level. Unique quality built  
home with 10' Ceilings, quartz & granite  
countertops, appliances... \$479,900



**ROBBINS RIDGE - 3 ACRES**  
100 E. Meadowhill - Florence  
4BR/3.1BA - 4,474sf+/-  
New roof 2023, separate  
3-car garage/storage -- \$699,900



**UNA LOCATION**  
1117 Willingham - Florence  
3BR/2BA - 1,800sf+/-  
Remodeled, Granite, cabinets  
New appliances -- \$315,000

**\$1,500,000 - 24200 HWY 20, WATERLOO - TWO HOMES AND 110 ACRES**



**MAIN HOME (5BR/3.1BA, 5820sq+/-)**  
sits on 20 acres, all appliances remain,  
finished basement with rec room, 2-car  
attached garage, detached garage/workshop,  
salt water pool, 240' well for irrigation.



**GUEST HOME (4BR/3BA, 3500sf+/-)**  
sits on 5 acres, all appliances remain,  
unfinished basement,  
presently used for storage  
**Plus 85 acres vacant land**



**DOWNTOWN FLORENCE**  
 Corner Lot - S. Poplar/Veterans  
 \$19,000



**CHEROKEE - 5 ACRES**  
 Riverton Rose Trail  
 \$25,000



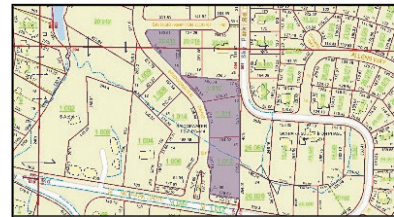
**FLORENCE - 5 LOTS**  
 Corner of Park & Elm  
 \$25,000



**FLORENCE - 2 LOTS**  
 Highland Ave - Zoned Multifamily  
 \$26,000



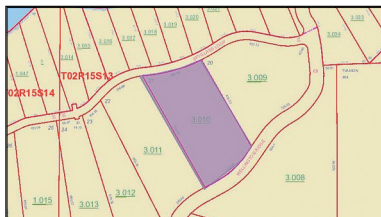
**FLORENCE - 5 LOTS**  
 Veterans Dr - Near Hospital  
 \$59,000



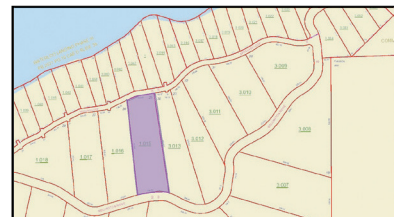
**FLORENCE - 4 LOTS**  
 Bridgewater Drive  
 \$110,000 - \$115,000



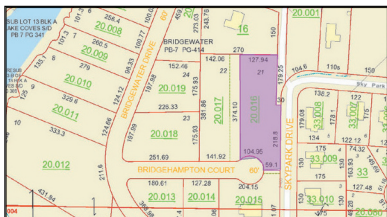
**CHEROKEE - .49 ACRES+/-**  
 Waterloo Landing - Lot 31  
 \$54,900



**CHEROKEE - 3.0 ACRES+/-**  
 Waterloo Landing - Lot 21  
 \$99,000



**CHEROKEE - 3.11 ACRES +/-**  
 Waterloo Landing - Lot 25  
 \$110,000



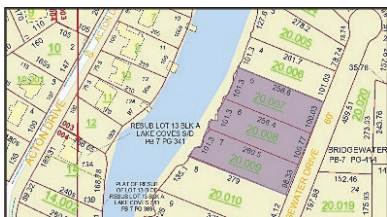
**BRIDGEWATER**  
 627 Hampton Ct  
 157'x 397' +/- • \$150,000



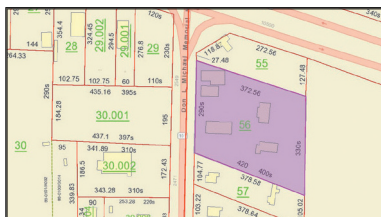
**MUSCLE SHOALS - 228.5 WF +/-**  
 Donegal Ct - Peytona Points  
 \$175,000



**MUSCLE SHOALS - 107.48 WF +/-**  
 Eagle View Dr - Main Wilson Lake  
 \$225,000



**FLORENCE - 3 WF LOTS**  
 Bridgewater Drive  
 \$395,000 Each



**ROGERSVILLE - 3 ACRES**  
 Downtown Corner Lot  
 \$1,800,000

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**Patti Thomas**  
**(256) 710-3783**  
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**.. NEW CONSTRUCTION ..**  
**405 ELLEDGE LN**  
**MUSCLE SHOALS**  
 3BR/2BA, 1876sf+/-,  
 open floor plan,  
 Quartz countertops,  
 9' ceilings, appliances,  
 tankless water heater .....  
**\$347,500**



**.. NEW CONSTRUCTION ..**  
**409 ELLEDGE LN**  
**MUSCLE SHOALS**  
 4BR/2BA, 2,103sf+/-,  
 open floor plan,  
 Quartz countertops,  
 9' ceilings, appliances,  
 tankless water heater ....  
**\$389,000**



**WATERLOO LANDING**  
**CHEROKEE**  
 Lot 31, 84.67'x242.44'+/-,  
 Pickwick Lake WF develop-  
 ment, gated community  
 includes utilities, paved  
 roads, public water.  
 ....MLS 516574 .....  
**\$54,900**



**WATERLOO LANDING**  
**CHEROKEE**  
 3 Acres, Lot 21,  
 272.85'x554.63'+/-,  
 Pickwick Lake WF  
 development, gated  
 community includes utilities,  
 paved roads, public water.  
 ...MLS 513894 ... \$99,000...



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**ASKING PRICE \$195,000**

**0 Hightower, Florence**  
 Approx. 1.04 Acres MLS# 514356



**ASKING PRICE \$130,000**

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



**\$9,500**

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

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**9.1+/- Ac, Hwy 64 - Anderson**

Located north of Anderson and east of Lexington, this 9.1 +/- acre tract is in the Grassy Community of Lauderdale County. The property is mostly wooded, has a small wet weather spring, and would make a great tract for building or recreation. \$100,000.



**Unrestricted, 0.56+/- Ac lot, CR 74 Florence**

Looking for a small and quiet piece of land in the country to get away from it all, this unrestricted 0.56 +/- ac tract is for you. Located on Co Rd 74, this triangular shaped lot is wooded and gently rolling. \$8,900



**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. \$599,900



**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. \$849,900



**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



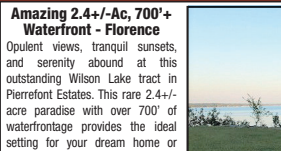
**Lakefront, 3 Units - Killen**

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. \$1,529,000



**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. \$324,900



**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, \$225,000



**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.



**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. \$299,900

# WINDOWS AGAIN

## REPLACEMENT WINDOWS

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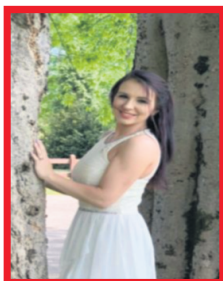
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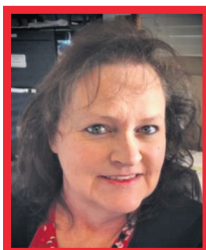
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**NEW LISTING**

**204 Button Ave - Florence - \$98,000**

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Close to UNA, restaurants and shopping



**NEW LISTING**

**1727 N. Wood Ave - Florence - \$165,000**

In-law suite, spacious house, detached carports,  
fenced-in backyard



**NEW LISTING**



**541 County Road 131 - Russellville/Lawrence County - \$535,000**

Two Houses! Custom-built home on 12 acres, no restrictions, 3 BR, 2 bath,  
Charming cabin nestled beside main house, 1 BR, 1 BA



**NEW LISTING**



**695 County Road 131 - \$192,000**

3 Br, 2 bath, 1.30 acre land,  
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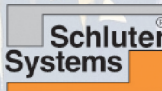
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## 2024 TNValleyHomeFinder.com Print Edition - Production Dates

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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# 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.





377 County Road 543 • Hanceville: Versatile 168-Acre Retreat: Cross-fenced, 6 ponds, creek, timber for hunting, trails, heated pool, and a house designed by a Mrs. America contestant. Includes a runway with 2 hangars. \$2,995,000



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Managing Broker • E&V Shoals



65 N Central Avenue • Alexander City: Historic 1911 Russell Estate with original features and large rooms. Includes a balcony, 2nd-floor sleeping porch, and 10 acres with former horse stable. Short drive to Lake Martin. \$1,495,000



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Co-listed with Julia Upton, related to the family, and real estate agent of Berkshire Hathaway Home Services, Auburn.



13010 Mt Hester Rd • Cherokee: Private 76-acre property with main house, additional structures, double wide, and multiple stables. Flat timber land, cross-fenced for cattle, creek for livestock. Ideal for a mini farm. \$970,000



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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. \$399,000



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



Lots 8, 10, & 11 Glenview Dr • Cherokee: Beautiful properties with stunning views of Pickwick Lake. Huge Immediate access to boating, kayaking, fishing, and swimming. Quiet and secluded. \$199,000/ea



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



6122 Bay Village Drive 304 • Athens: Top-floor condo with river views! Spacious 2BR/2BA, upgraded fixtures, no carpet, open floor plan, and covered deck. Primary bedroom with deck access. \$279,900



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## ENGEL & VÖLKERS SHOALS

215 N Court St. | Florence | AL 35630  
+1833-588-2737 | shoals@evrealestate.com  
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## ENGEL & VÖLKERS LAUDERDALE

17251 US 72 | Rogersville | AL 35652  
+1833-588-2737 | lauderdale@evrealestate.com  
Learn more at [lauderdale.evrealstate.com](http://lauderdale.evrealstate.com)

