

August 2024

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Shoals Edition



541 COUNTY ROAD 131 - RUSSELLVILLE/LAWRENCE COUNTY - Two Houses! Custom-built home on 12 acres, no restrictions, 3 BR, 2 bath, charming cabin nestled beside main house, 1 BR, 1 BA. \$535,000. Contact Cindy Moss, Exit River City Realty, 256-366-0466.

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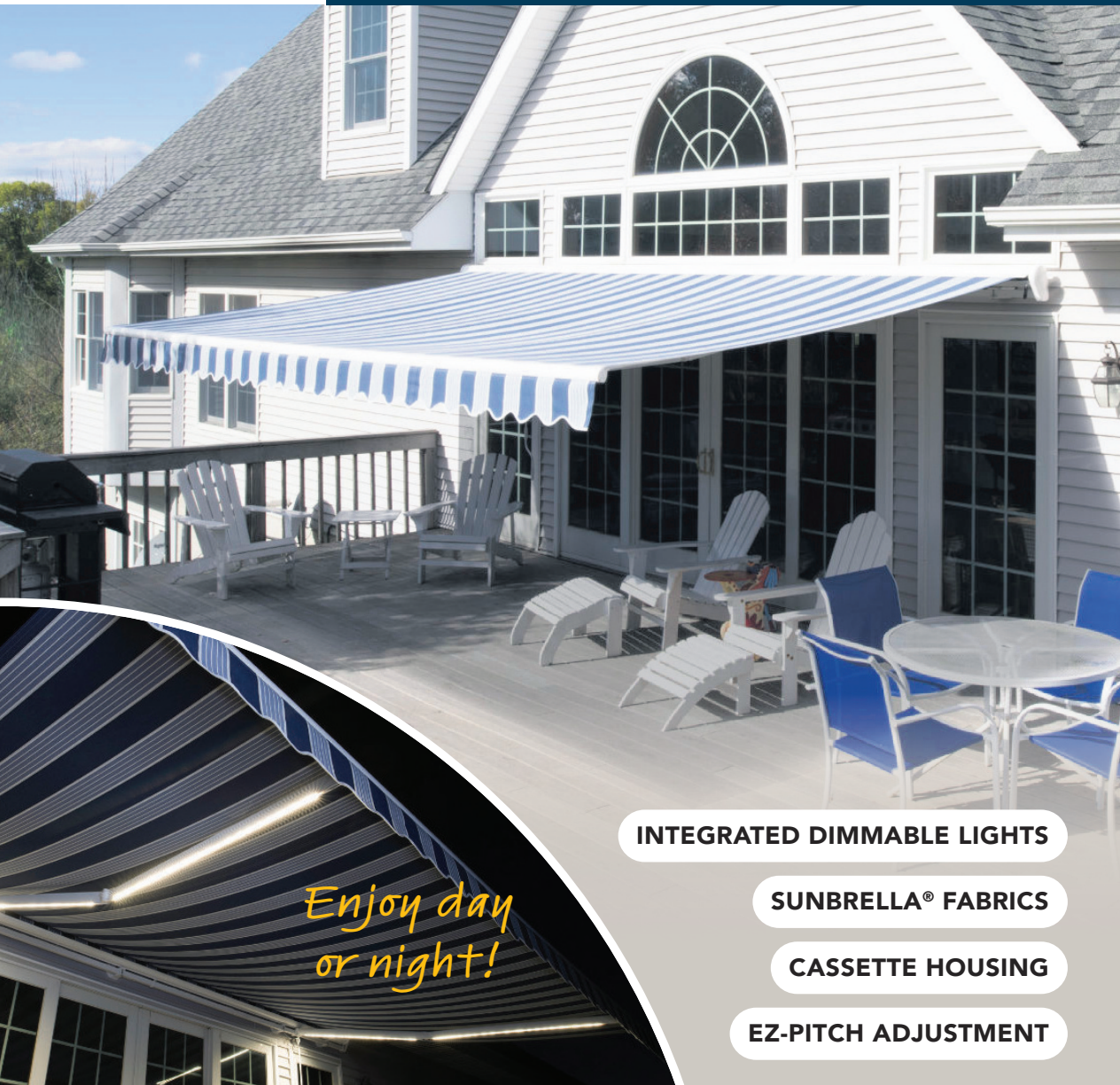
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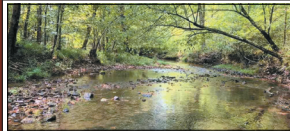


9.1+/- Ac, Hwy 64 - Anderson
Located north of Anderson and east of Lexington, this 9.1+/- acre tract is in the Grassy Community of Lauderdale County. The property is mostly wooded, has a small wet weather spring, and would make a great tract for building or recreation. \$90,000.



**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.



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



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. **ONLY 8 LOTS LEFT!** Call for more info.



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



**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



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



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



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

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0 Campbell Circle, Florence

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



**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 MLS# 514356



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314 Hawthorne - Downtown Florence - \$249,000

Spacious bedrooms, 10 ft. ceilings,
large deck for entertaining



204 Button Ave - Florence - \$98,000

Move in Ready! 3 BR, 1 bath
Close to UNA, restaurants and shopping



1727 N. Wood Ave - Florence - \$159,000

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



541 County Road 131 - Russellville/Lawrence County - \$515,000

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



695 County Road 131 - \$192,000

3 Br, 2 bath, 1.30 acre land,
Russellville/Lawrence County



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**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



NEW PRICE

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



NEW PRICE

WATERFRONT - CYPRESS CREEK
129 Wildwood Dr - Florence
3BR/3.1BA - 2800SF+/-, One level
Close to UNA - Deck overlooking
Creek... \$493,000



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... \$2,100,000



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



NEW PRICE

NEW CONSTRUCTION
200 Chestnut Oak, Florence - 3BR/2BA -
2482SF+/-, One level. Unique quality built
home with 10' Ceilings, quartz & granite
countertops, appliances... \$474,900



PENDING

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 LISTING

FOREST HILLS
429 Russell Street, Florence
4BR/3BA - 3,600sf+/-,
New Roof/HVAC 2022,
fenced yard - \$425,000



ROBBINS RIDGE - 3 ACRES
100 E. Meadowhill - Florence
4BR/3.1BA - 4,747sf+/-
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

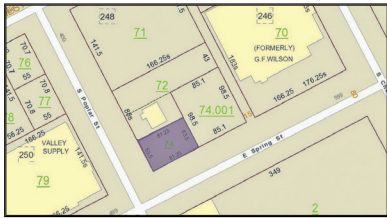


NEW LISTING

STONEGATE ESTATES
127 Gallatin Way - Florence
5BR/4.1BA - 4,080sf+/-
Built 2018 - all the upgrades
Salt Water Pool - \$950,000

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TO PURCHASE
OR SELL A HOME,
CONTACT
SHIRLEY NEESE!!**

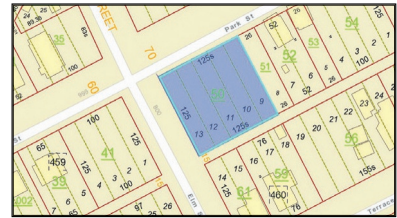
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DOWNTOWN FLORENCE
 Corner Lot - S. Poplar/Veterans
 \$19,000



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



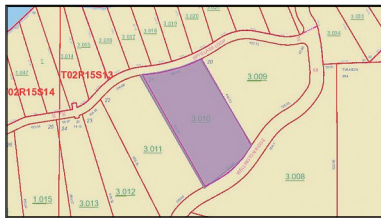
FLORENCE - 5 LOTS
 Veterans Dr - Near Hospital
 \$59,000



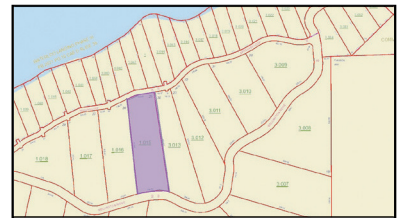
FLORENCE - 4 LOTS
 Bridgewater Drive
 \$110,000 - \$115,000



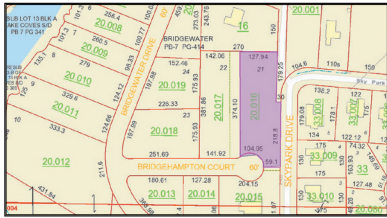
CHEROKEE - .49 ACRES+/-
 Waterloo Landing - Lot 31
 \$54,900



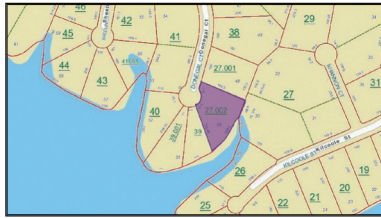
CHEROKEE - 3.0 ACRES+/-
 Waterloo Landing - Lot 21
 \$99,000



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



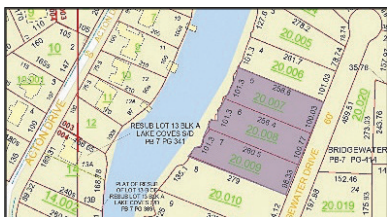
BRIDGEWATER
 627 Hampton Ct
 157'x 397'+/- • \$150,000



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



MUSCLE SHOALS - 107.48 WF +/-
 Eagle View Dr - Main Wilson Lake
 \$215,000



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



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

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- Lavish Olympic-sized game room with vintage machines, pool table, full bar
- Gourmet kitchen serving formal & casual dining areas
- Expansive grand salon with fireplace
- Italian marble floors and granite countertops throughout

- Top-of-the-line Viking appliances
- Custom hydraulic elevator
- Private phone room
- Walled and gated with verdant landscaping
- Laundry rooms on both living levels
- Attached Heat/cooled 4-car garage plus a separate 2-car garage make a car collector's dream
- Lutron lighting system plus full generator
- Near prestigious Turtle Point Golf & Country Club, famous Robert Trent Jones Golf Course, restaurants, theaters, shopping and financial facilities
- Music Row in Nashville is just two hours away
- On-site boat house - plus additional dockage available at Marina Mar across the cove
- Buyer to verify square footage

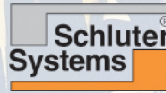
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Renovations that help sell homes

by Metro News

The adage “there’s a lid for every pot” suggests that, even in relation to the real estate market, there’s bound to be a buyer for every home on the market. Price is a significant variable in the minds of potential buyers, but there are additional factors that can affect the impression people get of a given home.

Certain home features can tip the scales in favor of sellers. In fact, various renovations can help sell homes more readily. And these renovations need not cost a fortune. Putting a home on the market can be stressful, but these renovations may help it sell fast.

- **A fresh coat of paint:** Although painting is relatively inexpensive and a job that some do-it-yourselfers can tackle, it’s not a task relished by many. Painting is messy, it takes time, and requires moving furniture. In fact, prepping a room for painting often is the toughest component of any painting job. But fresh coats of paint can create a strong first impression. Choose a neutral color and get painting. Jennie Norris, chairwoman for the International Association of Home Staging Professionals, says gray is a “safe” color that has been trending in recent years.

- **Minor bathroom remodel:** Remove dated wall coverings, replace fixtures, consider re-glazing or replacing an old tub, and swap old shower doors for fast fixes in a bathroom. If there’s more room in the budget, replacing a tub, tile surround, floor, toilet, sink, vanity, and fixtures can cost roughly \$10,500, says HGTV. You’ll recoup an average of \$10,700 at resale, making a minor bathroom remodel a potentially worthy investment.

- **Redone kitchen:** The kitchen tends to be the hub of a home. This room gets the most usage and attention of any space, and it’s a great place to focus your remodeling attention. The National Association of the Remodeling Industry estimates that homeowners can recover up to 52 percent of the cost of a kitchen upgrade upon selling a home. Buyers want a functional and updated kitchen.

Trending features include drawer-style microwaves and dishwashers, commercial ranges, hidden outlets, and even wine refrigerators.

- **Updated heating and cooling system:** Better Homes and Gardens reports that homeowners may be able to recoup 85 percent of the cost of new HVAC systems when they sell their homes. Heating, cooling and ventilation components are vital to maintain. You don’t want buyers to be taken aback by an older system, and many millennial buyers are not willing to overlook old mechanical systems.

- **Fresh landscaping:** A home’s exterior is the first thing buyers will see. If they pull up to a home with eye-catching landscaping and outdoor areas that are attractive yet functional, they’re more likely to be intrigued. Often buyers will equate a home that features an impressive exterior with upkeep inside as well. The American Nursery Landscape Association says the average homeowner may spend \$3,500 for landscaping.

Improving a home’s chances to sell quickly and at a higher price often comes down to making smart improvements that catch the eyes of buyers.





17621 Richter Rd · Rogersville: This remodeled river home boasts stunning workmanship. Located on the river, it features a two-level deck, double slips, and two boat lifts. Come see it today! **\$550,000**



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**



641 Ayden Mannon Street · Rogersville: Spacious 4 Bed, 2 Bath Home: Open-concept with granite kitchen, ideal for families. Near Joe Wheeler State Park and shopping. High-speed internet available. Schedule a showing! **\$339,900**



574 County Road 52 · Lexington: Discover this 3-bed, 2-bath home on 12.65 acres. Enjoy wildlife from the deck, relax on the patio, and explore the creek. Near Rogersville for shopping & amenities. **\$329,500**



485 Zoey Grace Drive · Rogersville: Welcome to this 3-bed, 2-bath Rogersville home. Near waterways and the state park, it features granite countertops, an open layout, and a pantry. Peaceful cul-de-sac home. **\$325,000**



190 Hammond Street · Anderson: Charming 2-Bed Home: Ideal for first-time owners. Updated kitchen with farmhouse sink and stylish backsplash. Walk to parks and shops. Backyard ready for shed conversion—extra storage or workspace. **\$172,500**



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. **\$120,000**



509 Zoey Grace Drive · Rogersville: This lot in Rolling Brook Subdivision is close to schools, restaurants, and shopping. It features deed restrictions, underground utilities, sidewalks, and a beautiful entrance. **\$40,000**

Follow your dream, home.



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