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- Grand Foyer / Formal LR and DR
- Family Room / Fireplace / Gas Logs
- Kitchen/ Breakfast Rm + Bar
- Lovely Hardwoods / Moldings
- Large Primary BR / Walk in closet
- Nice Remodel in Primary Bath

- Beautiful Backyard / Nice Patio
 - Double Tiered Porches / Dead End St.
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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
RENOVATED
305 E 18th - Sheffield
3BR/2BA - \$185,900



RESIDENTIAL/COMMERCIAL
5136 Hwy 17 - Florence
\$232,000




200 WYNCHASE DR
Muscle Shoals - 4BR/2BA
1980sf+/-, open floor plan,
Custom kitchen, stainless
steel appliances - \$399,900



FOREST HILLS - NEW PRICE
429 Russell Street, Florence
4BR/3BA - 3,600sf+/-,
New Roof/HVAC 2022,
fenced yard - \$410,000




SHEFFIELD - NEW LISTING
109 Park Terrace Ct
3BR/2BA - 2,288sf+/-
Finished Basement
\$299,900



ROBBINS RIDGE - 3 ACRES
100 E. Meadowhill - Florence
4BR/3.1BA - 4,747sf+/-
New roof 2023, separate
3-car garage/storage -- \$699,900



103 RIVER COLORS DR
Muscle Shoals - 3BR/2.1BA
2454sf+/-, open floor plan,
3-car garage, Roof/HVAC 2022
Full House Generator- \$695,000



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



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



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... \$536,900




NEW CONSTRUCTION
314 Kellylyn Lndg, Florence
4BR/2.1BA, 2730sf+/-
hardwood floors, granite,
... \$ 564,899 ...




OWNER FINANCING
NEW CONSTRUCTION
200 Chestnut Oak, Florence - 3BR/2BA -
2482SF+/-, One level. Unique quality built
home with 10' Ceilings, quartz & granite
countertops, appliances... \$469,900



NEW CONSTRUCTION
212 Richard Way, Florence
4BR/3.1BA, 2596sf+/-,
hardwood floors, granite
... \$515,000 ...



NEW CONSTRUCTION - 1.21 ACRES+/-
1589 CR 16 - FLORENCE
4BR/2BA - 2103sf+/-
open floor plan, quartz
countertops - \$375,900



NEW CONSTRUCTION - 1.38 ACRES+/-
1567 CR 16 - FLORENCE
4BR/2BA - 1972sf+/-
open floor plan, quartz
countertops - \$389,900

PENDING
127 Gallatin Way
409 Elledge Dr
129 Wildwood Dr
SOLD
322 Wheaton Dr
501 CR 241
123 Allens Way
900 Hermitage



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



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



FLORENCE - 5 LOTS
Corner of Park & Elm
\$27,000



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



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



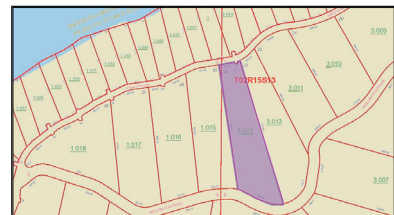
FLORENCE - 3 LOTS
Bridgewater Drive
\$110,000 - \$115,000



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



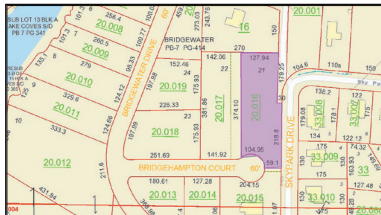
CHEROKEE - 3.0 ACRES +/-
Waterloo Landing - Lot 21
\$99,000



CHEROKEE - 3.0 ACRES +/-
Waterloo Landing - Lot 24
\$99,000



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



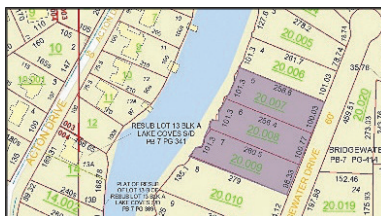
BRIDGEWATER
627 Bridgehampton Ct
157'x 397' +/- • \$150,000



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



Patti Thomas
(256) 710-3783
patti@neesere.com



New Construction
1567 CR 16
Florence 35633
 4BR/2BA, 2,103sf+/-, open floor plan, quartz counter-tops, 9ft ceilings, vaulted den, appliances, tankless water heater...
\$389,900



New Construction
Wynchase Phase III
200 Wynchase Dr, Muscle Shoals
 4BR/2BA, 1980sf+/-, open floor plan, quartz counter-tops, 9ft/10ft ceilings, stainless appli-ances, fireplace, 30x12 covered patio, tankless water heater...
\$399,900



New Construction
1589 CR 16
Florence 35633
 4BR/2BA, 1,972 sf+/-, open floor plan, quartz counter-tops, 9ft ceilings, vaulted den, stainless appliances, tankless water heater...
\$375,900



305 18th Street, Sheffield
PRICE CHANGE
 Recently renovated limestone 3BR/2BA home, custom cabinets, granite countertops, new GE kitchen appliances, all-in-one washer/dryer combo, limestone fireplace, original hardwood flooring.
\$185,900



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HARRINGTON LANE, FLORENCE

- CREEKWOOD #4 - LOCATION !
- LOVELY - Great Curb Appeal
- 4 Bedrooms/ 3.5 Baths (one, JnJ bath)
- Grand Foyer/ Formal LR and DR
- Family Room/ Fireplace/ Gas Logs
- Kitchen/ Breakfast Rm + Bar
- Lovely Hardwoods/ Moldings
- Large Primary BR/ Walk in closet
- Nice Remodel in Primary Bath
- Beautiful Backyard/ Nice Patio
- Double Tiered Porches
- Many More Amenities !
- Sprinkler Sys. / Certified Alarm
- MLS# 518996



\$345K



CREEKSIDE DRIVE, FLORENCE

- Heritage Village Subdivision
- Situated on 3 parcels
- Wooded / Corner Lot
- 3 Bedrooms/2.5 Baths
- Split Bedroom Plan
- Vaulted Ceiling/ FP/ Greatroom
- Updated Kitchen/ Granite
- All new Carpet/ Remodeled Bath
- 20 x 25 U/F Basement
- Nice Deck/ MLS #518135



\$299K



HEATHER COURT, FLORENCE

- LOCATION! MLS # 518822
- 3 Bedrooms/ 3 Full Baths
- Primary BR/Ba on Main level
- Large OPEN Living/Dining
- Nice Den/ Builtins/Bay Window
- Kitchen open to Breakfast Rm
- Brek Bar/ Serving Bar/ Desk
- Nice Sunroom/ New Windows
- Level Lot/ Fenced back
- Cul-De-Sac Street / HOA #4



\$200K

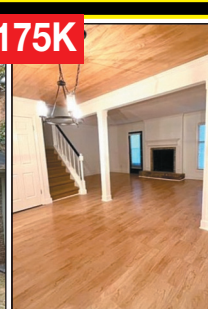


24 COUNTY RD 310, PETERSVILLE

- Large Level Corner Lot
- 3 Bedrooms/ 2 Baths
- Vaulted ceiling in LR
- Den with Built-ins
- Hardwoods and Ceramic
- SAFE ROOM/ Sunroom
- 24 x 38 DETACHED SHOP
- NEW POOL LINER (18 x 36)
- Sold As Is/ Make Offer!
- MLS # 517679 REDUCED again!



\$175K



BIRCH RUN, FLORENCE

- Creekwood Forest Townhome
- 3 Bedroom/ 2.5 Baths
- Open Floor Plan
- Lovely Hardwood Floors
- Specialty Ceilings throughout
- Freshly painted throughout
- Large Deck on Back
- MLS # 518348

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44+/- Ac, Hwy 101 - Lexington

Hard to find, scenic 44+/- acres just off Hwy 101 in the Lexington community. This beautiful rolling, partially fenced land is perfect for recreation, livestock, farming, or a dream estate. The property offers pastures, trees, and a small creek. Must see to appreciate. \$385,000



33+/-Ac, Hwy 101 - Lexington

Hard to find, scenic 33+/- acres on Hwy 101 in the Lexington community. This beautiful rolling, partially fenced land is perfect for recreation, livestock, farming, or a dream estate. The property offers a 60x60 hay barn, pastures, and some trees. Must see to appreciate. \$315,000



1457 Lingerlost Rd - Killen

Beautiful new construction in desirable Lingerlost Landing. This charming 3 bed, 2 bath house offers an inviting open floor plan for entertaining, a gorgeous kitchen with island bar, cozy bedrooms, and eye-catching bathrooms. The convenient mud and laundry rooms provide ample space for many uses. The property is a large .81 acre lot with scattered trees. \$319,395



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 6 LOTS LEFT!** Call for more info.



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.



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 Pierrefont 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 Ridgecifer 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

The basics of home inspections

— by METRO NEWS —

The process of buying a home involves a number of variables that present at various times throughout buyers' search for a home. For instance, real estate professionals typically advise buyers to receive a mortgage preapproval prior to beginning their search for a new home. Once such preliminary measures have been taken care of, buyers can then search for a home and ultimately make an offer.

One of the more critical steps buyers can take when making an offer is insisting that the offer is contingent upon a home inspection. Home inspections offer a measure of protection that can save buyers from investing in properties that may look nice to the naked eye, but feature a host of costly problems beneath the surface. Individuals new to home buying may not know what to expect of the inspection process. In such instances, the following rundown can shed light on home

inspections.

- **Recognize inspection may be mandatory.** Though it's not always the case, home inspections may be required by mortgage lenders. Lenders want to ensure borrowers can repay their loans, which might prove difficult if a home is in need of considerable repairs. That's why home inspections tend to be mandated by lenders, even if they're paid for by buyers. Estimates from HomeAdvisor indicate home inspections cost between \$279 and \$400 on average, but that cost is well worth the peace of mind of knowing you won't unknowingly be buying a money pit.

- **You choose your own inspector.** Buyers will choose their own home inspector, so it can pay dividends to start asking people you trust for recommendations even before you begin searching for a new home. Realtors also may recommend inspectors they've worked with in the past.

The International Association of Certified Home Inspectors® (nachi.org) also can help buyers find a home inspector.

- **You can, and should, attend a home inspection.** It's wise for buyers to attend a home inspection. Doing so allows them to see potential issues firsthand. Some seasoned home inspectors even prefer clients to attend an inspection so they can point out issues as they go through the house and answer questions directly rather than later on over the phone or via text or email. Though inspectors typically will answer questions off-site, it's easier for both buyer and inspector to discuss issues in person on the day of the inspection. And for buyers, this can be a great way to become more informed about the home inspection process.

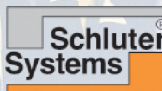
- **Expect to spend a good deal of time at the inspection, and not necessarily with the sellers present.** The National Association of Realtors indicates inspections can take as long as three hours, so this won't be an in-and-out excursion. Buyers don't want to rush the process, so block out ample time on your schedule to attend the inspection. In addition, sellers typically are not home during an inspection, though it can happen. Buyers who don't want sellers present can request that they are not on the premises while the inspection takes place. There may not be anything to compel sellers to be off-site, but it can't hurt to ask.

Home inspections are a vital component of the home buying process. It's imperative that buyers take inspections seriously so they can feel confident they are not investing in a flawed property.



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Asking Price: \$200,000



NEW LISTING

**0 North Kirkman St.,
Florence**
150' X 150'
MLS# 519027
Asking Price: \$42,000



NEW LISTING

**0 Kinnard St.,
Florence**
180' x 102'
MLS# 519026
Asking Price: \$15,000



NEW LISTING

PENDING

**954 Beale St.,
Florence**
Lot Size: 60' X 126.09
Asking Price: \$60,000

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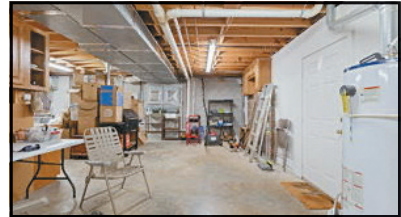
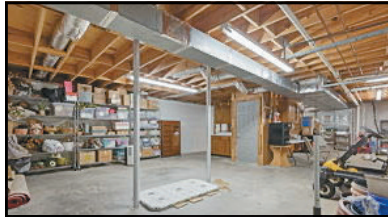
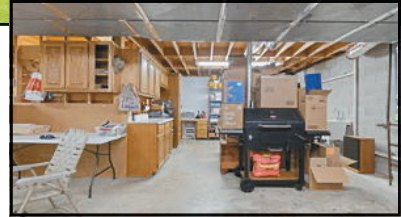
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Affordable ways to make homes more appealing to modern buyers

— by METRO NEWS —

Home trends come and go. Today's must-have items tend to become tomorrow's outdated features in the blink of an eye.

Homeowners who plan to stay in their current homes for years to come needn't prioritize modern trends over personal preferences. However, homeowners looking to sell their homes can consider these favored features to increase their properties' appeal to modern buyers.

- **Separate laundry room:** According to the National Association of Home Builders' 2021 What Home Buyers Really Want report, a separate room dedicated to laundry was the most desired feature among prospective home buyers. Though it might not inspire the awe of an outdoor living room or floor-to-ceiling windows overlooking a wooded backyard, a laundry room fills a direct and universal need. Perhaps that's why 87 percent of buyers want a room dedicated to laundry in a home.

- **Exterior lighting:** Drive through a modern suburban neighborhood at night and it won't take long before you realize the popularity of exterior lighting. And that's no coincidence, as homeowners everywhere appear to embrace exterior lighting. The NAHB report indicates that exterior lighting is the most sought-after outdoor feature. The good news for prospective sellers is that exterior lighting is an inexpensive and instant way to transform a property at night. Some solar-powered lighting along walkways and outside the front door can make a home feel more safe, while some uplighting of large trees in the backyard can produce a sight to behold once the sun goes down.

- **Energy-efficient upgrades:** Inflation has driven up the cost of just about everything over the last year-plus, and energy is no exception. So it should

come as no surprise that 83 percent of prospective home buyers are looking for energy-efficient windows and appliances in a home. These features save money and benefit the planet, making them a win-win among buyers.

- **Patio:** Patio spaces have long been popular, but that popularity reached new heights during the pandemic. When forced to stay at home for long periods of time, millions of people longed for ways to spend more time outdoors without breaking lockdown rules. Patios provide outdoor living spaces, and 82 percent of buyers

indicated they wanted a patio with their next property.

- **Side-by-side sink:** A double or side-by-side sink is among the more affordable features buyers are looking for. At less than \$1,000 on average, a side-by-side sink is an affordable way to make a home more appealing to modern buyers.

Modern buyers want a lot out of their homes, and sellers can do their best to meet those desires while getting the most money for their properties.



Side-by-side kitchen sinks are sought-after features among prospective home buyers.

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Vicki Wilson

Mortgage Loan Officer

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appointment
with Vicki
today!

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						
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MARCH 2024						
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APRIL 2024						
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MAY 2024						
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JUNE 2024						
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JULY 2024						
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AUGUST 2024						
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SEPTEMBER 2024						
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OCTOBER 2024						
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NOVEMBER 2024						
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DECEMBER 2024						
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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

TM20024

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.





3 Ledge View · Huntsville: Mountain-top home in prestigious Ledges community offers stunning 3rd-floor views over valley and 12th hole of pro-level golf course. Designed for grand entertaining with ballroom. **\$3,200,000**



James Martinez · +1256-335-0611
Managing Broker · E&V Shoals



377 County Road 543 · Hanceville: North Alabama property with cross-fenced expanses, six ponds, pastures, timber-rich hunting grounds, trails, runway and hangars, and a heated pool! **\$2,995,000**



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Managing Broker · E&V Shoals



65 N Central Ave · Alexander City: The historic Russell Estate in Alexander City, built in 1911, offers unique features, quality construction, a sleeping porch, a pool, a timeless elegance. **\$1,495,000**



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Managing Broker · E&V Shoals



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. **\$970,000**



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Managing Broker · E&V Shoals



1035 Scarlet Woods · Huntsville: This updated townhome in Overland Cove offers quiet, low-maintenance living just 5 minutes from Providence and MidCity, and 10 minutes from Redstone Arsenal and I-565. **\$344,000**



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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**



Alex Bayes · +1256-648-9484
Real Estate Advisor · E&V Shoals



97 Johnson Drive · Cherokee: Stabilized investment property with a 6% CAP rate and potential for 8.47%. Currently 100% occupied with \$13,191/NOI, pro forma at \$18,633. Ideal for both seasoned & rookie investors. **\$220,000**



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4327 Broad Street · Phil Campbell: Versatile property on Phil Campbell's main street with high traffic visibility. Currently a car lot with a car shop and lift, originally a church with a kitchen needing repairs. **\$125,000**



James Martinez · +1256-335-0611
Managing Broker · E&V Shoals



7 Cleared Farm House Subdivision Lots · Athens: Cleared lots in farmhouse-style subdivision. Lots have underground utilities, curb and gutter, only one way in and out (no through traffic) and side walks. Bring your approved builder and house plans must be approved by the developer. Minimum 1800 sq ft home.

\$52,500 - \$65,000



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