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103 RIVER COLORS DR - MUSCLE SHOALS, AL - Experience this beautifully designed Craftsman 4BR/3BA home the moment you enter through double front doors to a large entryway. To the left, there is an office that faces the front yard. The open concept design features vaulted ceilings in the great room & 10ft ceilings in the kitchen/dining room. Kitchen features stainless steel appliances, a GE café gas range with double oven & an 11x6 pantry. Primary bedroom has vaulted ceilings and plantation shutters. The primary bath has dual vanities & a large freestanding tub/walk-in shower. Bedrooms two & three have plantation shutters, walk-in closets & a Jack & Jill bathroom. Laundry room has a sink, folding table and cabinets. Floors are hardwood & ceramic. Custom blinds throughout. Screened in back porch with vaulted ceiling, attached patio & lighted pergola. Oversized attached 3-car garage and extra parking. There is a whole house Generac 2400 generator, tankless water heater, & a large fenced in back yard for the kids & "fur babies". ....... \$595,000. Contact Shirley Neese, Licensed Realtor with Neese Real Estate, Inc, 256-335-6789

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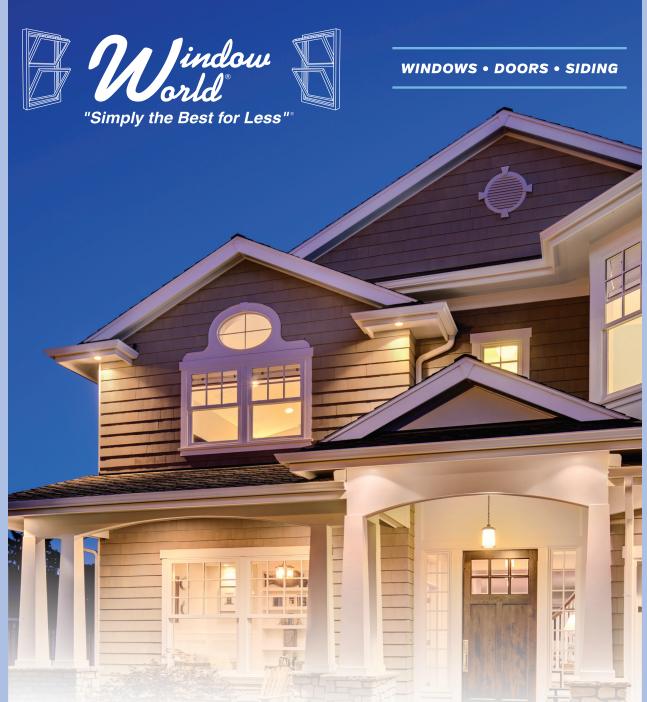
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WATERFRONT - WILSON LAKE

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



#### NEW CONSTRUCTION

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



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 - 1.21 ACRES+/

1589 CR 16 - FLORENCE 4BR/2BA - 1972sf+/open floor plan, quartz countertops - \$375,900



#### **NEW CONSTRUCTION - 1.38 ACRES+**

1567 CR 16 - FLORENCE 4BR/2BA - 2.103sf+/open floor plan, quartz countertops - \$389,900



#### NEW CONSTRUCTION

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



409 Elledge Ln-Muscle Shoals 4BR/2BA - 2103sf+/-\$378,900



200 Wynchase Dr 305 E. 18th St





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



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



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



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



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



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



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



**ROGERSVILLE - 3 ACRES** Hwy 72/101 Corner - Metal building on property .. \$1,200,000



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#### 6901 Hwy 101, Lexington

Nice 2 bed. 2 bath brick home on Hwy 101 in the Lexinaton community. This cozy house offers 1132 sq. ft. on a large .53+/- acre lot. Enjoy peaceful country living with a relaxing back deck. \$199.900



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



#### 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



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 Ridgecliff Dr., \$1,500,000



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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



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



32+/- Acres, CR 108 - Elgin Area

Scenic 32+/- acre tract with 600'+ on CR 108. The property offers gently rolling pasture, is partially fenced, and includes a beautiful, 1+ acre pond. Owners will subdivide as small as 6+ acres. Call for more information.



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 Pkwv

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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 New Carpet Up/ ROOF 1 year Level Lot/ Extra Large Back Yard · Fenced/ Nice Patio

• 2 Detached Storage Buildings Lovely Covered Front Porch

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#### CREEKSIDE DRIVE, FLORENCE Split Bedroom Plan

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- Wooded / Corner Lot
- 3 Bedrooms/2.5 Baths
- Large Greatroom
- Vaulted Ceiling/ Fireplace
- Updated Kitchen/ Granite
- All New Carpet
- Remodeled Primary Bath
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  - Formal Dining plus Breakfast
  - HUGE level Backyard Fenced / CORNER LOT!
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  - 2 Attached Garages Down
  - Deck on back/ 2 HVAC's

  - Needs a little TLC/ updates

  - MLS# 519193





#### **HEATHER COURT. FLORENCE**

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- 3 Bedrooms/ 3 Full Baths
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- Kitchen open to Breakfast Rm
  - Brek Bar/ Serving Bar/ Desk
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- Level Lot/ Fenced back



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Florence Approx. 1.04 Acres

MLS# 514356 Asking Price: \$195.000



001 Veterans Dr., **Florence** 

Lot Size 125' X 120' MLS# 514429

> **Asking Price:** \$130,000



0 Kinnard St... **Florence** 

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**Florence** 1.69 acres MLS# 519029 Asking Price: \$200,000



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



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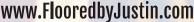
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# How to upgrade your home to accommodate modern living

by Metro News

Remodeling projects allow homeowners to put their personal stamps on a property. In addition to choosing a color and design scheme that fits a particular aesthetic, homeowners may want to outfit their homes with various features that can make them more accommodating to modern living. Homeowners can use these ideas as a springboard for remodeling projects designed to modernize their homes.

- Open floor plans: Open floor plans remain coveted characteristics of modern home architecture. An open layout enables occupants to feel like they are enjoying spaces together without having to be on top of one another. Since sight-lines are not obstructed in open floor plans, homeowners can enjoy a cohesive design style across each level of the home.
- Eco-friendly features: Ecofriendly features modernize homes and may even earn homeowners rebates from the government. From positioning rooms to take advantage

- of natural sunlight to using environmentally responsible materials throughout a home, modern homes can function with a much smaller carbon footprint than older structures.
- Smart home technology: A smart home is equipped with appliances and other devices that can be controlled remotely, typically from a phone or computer connected to the internet. Investopedia notes that smart home technology offers homeowners convenience and cost savings. Smart home technology is available across
- Dual owner's suites: Dual owner's suites can be an asset for couples who choose to sleep separately. The Sleep Foundation says individuals choose to sleep in different rooms for a variety of reasons, notably reduced sleep interruptions and improved sleep quality. Plus, an extra bedroom can come in handy when one person is ill or in the event a partner snores. Rather than one person in the relationship getting the "lesser" space, certain homebuilders now offer plans for dual owner's suites so both

A number of home improvements can bring homes up to the standards of modern living like this smart thermostat.

a wide range of budgets, ranging from thousands of dollars for a complete home automation to roughly \$100 for a small change like a smart thermostat.

• Accessibility features: A home that can grow with its residents is advantageous. When choosing renovations, features like slip-resistant flooring, stylish grab bars and low-threshold or barrier-free showers can enable homeowners to age in place more comfortably.

people get the features they desire in a bedroom.

• Three-season room: Many homeowners aspire to bridge the gap between the indoors and outside. Three-season rooms help transition from the yard to the interior of a home, and offer a touch of nature without the bugs or unpleasant elements.

A number of home improvements can bring homes up to the standards of modern living.





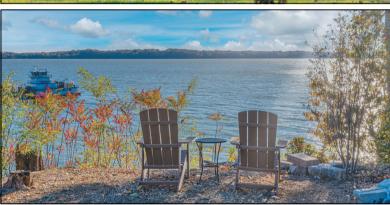
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#### 931 Co Rd 581 Rogersville \$729,000 Exquisite French Provincial Home with A Million Dollar Lake View

Step into a world of elegance and old-world charm with this stunning waterfront French Provincial estate, located in one of the most coveted areas of Noth Alabama. This custom-built home offers stunning lake views from nearly every room. The open-concept layout effortlessly connects the gourmet kitchen, dining area and spacious family room, all complemented by high ceilings and exquisite finishes. Attached to the kitchen is a sizable Butler's Pantry, designed for those who appreciate the art of hosting. The expansive primary suite is a true retreat, featuring a serene lake view, a cozy sitting area, a spa-inspired bath and a generous 14 x 12' walk in closet. Additional features include large guest bedrooms, a 24 x 24 attached climate-controlled double garage with 9 x 9 doors and a separate 18' x 28' garage with 14 x 10 doors with electricity. Immense concrete floored storage located off the back porch. Outdoors, enjoy a covered back porch with a wood burning fireplace and beautifully landscaped garden surroundings.



#### Micheal Terrell 256-702-6671

micheal terrell@yahoo.com







1944 Beverly Ave, Muscle Shoals \$203.500 4 Bed, 2 Bath 1702 Square Feet

000 Wellington Ridge, Cherokee \$97,500 Waterloo Landing (Gated) 3.08 Acres





408 Pittsburgh Ave. Muscle Shoals \$89.900 2 Bed, 1 Bath 1050 Sq Ft & **HVAC** 

1080 7th Street, Cherokee \$79,900 3 Bed, 3 Bath

2080 Sq Ft **& 1.2 Acres** 



## Did you know?

by Metro News

While home buyers typically take their time to examine each room and space inside and outside a home before making an offer, real estate experts note that two rooms in particular seem to merit the closest inspection among prospective buyers. Kitchens and the bathroom in an owner's suite can dramatically increase

the value of a home. They recommends that homeowners consider their neighborhood and identify their target buyers prior to beginning a kitchen or

owner's suite renovation, as such variables can provide direction and inspiration when refurbishing these widely valued areas in a home.



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## How to help pets acclimate to new homes

by Metro News

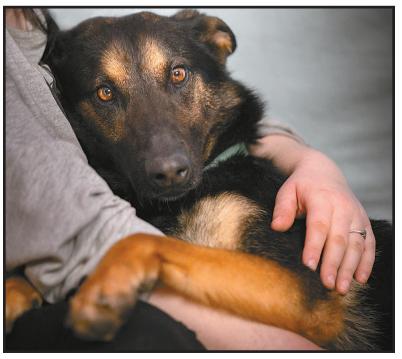
Welcoming a new pet into a family can be an exciting time. Pets are wonderful companions and can even be beneficial to their owners' overall health. The Centers for Disease Control and Prevention advises that pets may create increased opportunities for exercise. In addition, studies have shown that relationships with pets may help lower blood pressure and cholesterol and reduce trialyceride levels, feelings of loneliness, anxiety, and other ailments.

A new pet requires owners to make various changes to help both humans and companion animals. It can take a period of transition for everyone involved to determine their new roles. Here are some strategies to help pets and people acclimate to new living situations.

• Create a safe place. Any person who has moved understands that relocating can be stressful. Pets may be on edge when moving into a new home because they don't have the capacity to process why a move is taking place — even if the eventual result will be something positive. Establish a quiet spot that is away from high-traffic areas so the new pet can grow accustomed to the sounds,

- smells and routine of its new environment. Then he or she can retreat there when necessary.
- Retain some of the pet's items. Owners may want to buy their pets new toys and supplies, but they should utilize some of the pet's original and familiar items to make it easier for the animal to adjust. This familiarity can be comforting for the animals.
- Consider the 3-3-3 rule. Animal rescue and training organizations, such as Alpha and Omega Dog Training. say the general rule is that pet owners can expect three days of a new dog feeling overwhelmed and nervous: three weeks of settling in: and three months of building trust and bonding with new owners. New pet owners should not feel disappointed if it takes some time for a pet to settle in. Cats and other animals may acclimate differently.
- Be patient with behavior. Pets who have moved to new places may temporarily forget their training. This means engaging in undesirable behavior, such as having indoor accidents (or those outside a litter box), jumping up on people, howling, barking or meowing, and more. It will take some time for pets to feel safe, so reinforce training with patience.
- Stick to a routine. Animals prefer knowing what is coming next and are creatures of habit, says the American Kennel Club. Individuals should establish and stick to daily routines where feedings, play time, walks, and other activities occur at roughly the same time. This will help pets feel more relaxed

It can take some time for new pets to settle in, but with patient and reassuring owners, pets will eventually acclimate to their new homes.







#### Please call for advertising information:

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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 drawerstyle 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.



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#### Luxury 5BR Home in Clifts Cove: Pool and Wine Cellar

117 COVESHIRE PL. MADISON, AL 35758 5 BED | 5 BATH | 7,095 SQ FT | \$1,550,000

Luxurious 5BR/5BA lakefront home in Clifts Cove featuring custom iron entry doors, hardwood floors, coffered ceilings, and Wolf & Sub-Zero appliances. The secluded primary suite includes fine finishes and a custom closet. The daylight basement boasts a second kitchen, family room, wine cellar, storm shelter, and more. Outdoors, enjoy a heated saltwater pool, outdoor kitchen, fireplace, and expansive entertaining space. Whole-home generator included.

#### 6-Bed, 5-Bath Gem at 200 Tea Rose Court

200 TEA ROSE COURT, MADISON, AL, 35758 6 BED | 5 BATH | 4,723 SQ FT | \$920,000 Luxurious 20-Acre Retreat with **Resort-Style Amenities** 

363 FOREST HILL ROAD WETUMPKA, AL 36093 5 BED | 5 BATH | 7,439 SQ FT | \$1,999,999

Experience luxury at 200 Tea Rose Court. Nestled in the Madison area, this exquisite 6-bedroom, 4.5-bath residence boasts a stunningly remodeled kitchen and a flowing open floor plan. Situated on a desirable corner lot, the main suite offers a freestanding tub and walk-in shower, creating a private retreat. Additional features include a spacious 3-car garage. This unique, luxurious home is a must-see—don't let this opportunity slip away. Call for an updated list of improvements.

Secluded 20-acre retreat near Lake Martin, Auburn University, and Montgomery. The main house (5,574 sq. ft. living; 4BR/4.5BA) includes a library, theater room, living room, dining room, and well-appointed gourmet kitchen, along with a 40,000-gallon saltwater pool with spa. The guest house (3,103 sq. ft. living; 2BR/1.5BA) features open-concept living, a kitchen, and a flex space. Luxurious outdoor kitchen and entertaining spaces complete this private getaway.

Co-listed with Dave Powers of Powers Realty Group, LLC | +1(407) 729-7034



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