

# TN Valley Home Finder .com

**Shoals Edition**



**FOREST HILLS - FLORENCE** - STUNNING describes the curb appeal of this lovely home! Traditional 2 Story, 4 Bedrooms, 3 Baths featuring Large Foyer, French Doors to Formal Living Room, Formal Dining Room, Lovely Large Den, Fabulous Kitchen! Den offers lovely Built-ins, Nice Brick Fireplace- Gas Logs, and plenty of room for game table area. The Open Kitchen boast lovely Cabinetry with special features (pull out drawers, hidden storage) Copper Sink, Granite Countertops, Stainless Appliance, and CUTE CUTE Unique Breakfast Area! Off the Hallway, is a unique laundry room. The closet at the end is great 3' deep storage. There is a Primary Bedroom on the Main level W/ a great Bath, and a 2nd Primary Bedroom upstairs as well. New Carpet upstairs. Check out some of the doors with glass, crown moldings, upward lighting, slick/smooth ceilings on main level. The Lot is LEVEL & the back yard very large. Fenced, 2 detached storage (8 x 12, 6 x 8), and another storage room attached to house. Patio, Covered Front Porch. LOVELY! **\$425K. Contact Babs Moody, Licensed Realtor with Renaissance Realty, 256-366-3090.**

## Looking *for* Your Dream Home *or Land in the Shoals Area?*

Lauderdale, Colbert, Franklin & Lawrence Counties



Call Your Local **REALTOR®** Today!

Visit Shoals Area Listings at:  
TNValleyHomeFinder.com

**TIMES**  
DAILY



# Tips to make guest rooms more welcoming

by Metro News

Millions of celebrants welcome family and friends into their home as overnight guests each holiday season. Hosting loved ones during the holiday season is a selfless act that enables families to create the kind of lasting memories that make December such a special time of year.

As hosts prepare their homes for loved ones this holiday season, they can consider these tips to make guests rooms as welcoming as possible for friends and family.

- Check the bedding and replace, if necessary. It's easy to overlook the comfort of bedding in a guest room, particularly since hosts may never sleep in their own guest rooms. When furnishing a guest room, it's not unheard of to re-purpose an existing mattress from an owner's suite or another room and use for guest room bedding. Though that's acceptable, it's necessary to periodically inspect a guest room mattress to make sure it's still comfortable and supportive. If not, replace the mattress. A mattress topper, a new comforter and a new set of soft sheets also can make guest room bedding more comfortable.



- Clear out the clutter. Guest rooms can easily become depositories for old furniture and other items, which can create a cluttered and less than welcoming atmosphere in a space. Give each guest room a thorough once-over before guests arrive, removing pieces that might be creating a claustrophobic vibe. Keep in mind that guests will bring luggage, so a less cluttered space with ample room for their bags can make it easier to settle in.


- Take a cue from hotels. Hotels ensure guests have ample creature comforts at their fingertips. Holiday hosts can do the same when welcoming loved ones into their homes. Provide ample bed and bath linens, ensure the room has ample lighting so guests can read at bedtime and get dressed in plenty of light in the morning. A fold-able luggage rack is another nice touch that can keep guests from having to dig through their suitcases on the floor.

- Add an armchair where possible. A spacious guest

room allows hosts to provide some extra creature comforts. If the room allows, place a comfortable armchair and side table in the space so guests can read a book or catch up on the news on a tablet or smartphone. A comfortable, quiet and secluded place to sit provides guests a respite from the hustle and bustle of a home filled with holiday guests.

- Install window coverings, if necessary. A feeling of privacy is another important creature comfort guests will appreciate. Replace existing window treatments if they do not provide adequate privacy or if they do not keep the elements out in the morning. For example, a room that is sun-soaked by early morning each day may make it hard for guests to get sufficient sleep. Some blackout curtains or a new set of blinds allows guests to determine the amount of natural light that will greet them each morning.

Some simple tips can help holiday hosts turn their guest rooms into welcoming spaces for their loved ones.

 All real estate advertised in this publication is subject to the Federal Fair Housing Act of 1968, as amended, which makes it illegal to advertise "any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation or discrimination." This publication will not knowingly accept any advertising for real estate which is in violation of this law.

INDEX

**Coldwell Banker Pinnacle Properties**

Jeannie Rogers ..... 7  
Liz Marbury..... 7

**Exit Realty**

Cindy Moss ..... 12

**Floored by Justin** ..... 8

**Grigsby Properties**

Jeremy Grigsby ..... 9

**Listerhill Credit Union** ..... 13

**MARMAC**

Briana Dolan ..... 15

**MARMAC**

Justin Roberson ..... 12

**Neese Realty**

Shirley Neese ..... 3  
Patti Thomas ..... 2

**ReMax TriState**

Lucia Johnson..... 10  
Joey Krieger ..... 11

**Renaissance Realty**

Babs Moody..... 5

**Southern Pride Pest Control** ..... 6

**Wood Floor Store** ..... 4

2025 Shoals Area Association of REALTORS® Board of Directors



Sue Young  
PRESIDENT  
Local Board &  
State Director



Marie Skillern  
PRESIDENT-ELECT  
Local Board &  
State Director



Michelle Davis  
SECRETARY  
Local Board



DeWayne Griffin  
TREASURER  
Local Board



Gary Kelley  
VICE-TREASURER  
Local Board



Courtney Embry  
PAST PRESIDENT  
Local Board



Brett Black  
MLS PRESIDENT  
Local Board



Susan Beckett  
Affiliate Member  
Local Board



Lydia Collins  
Three Years  
Local Board  
Director



James Day  
Three Years  
Local Board  
Director



Brandy Gargis  
Two Years  
Local Board  
Director



Judy Young  
Two Years  
Local Board  
Director



Matt Golley  
One Year  
Local Board  
Director



Renee Parnell  
One Year  
Local Board  
Director



**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 ..**  
**409 ELLEDGE LN**  
**MUSCLE SHOALS**  
 .69 AC Lot  
 4BR/2BA, 2,103sf+/-, open floor plan, Quartz countertops, 9' ceilings, appliances, tankless water heater ....  
**\$363,900**



**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**



Lot 21 - 3.0 Acres+/-  
 Spyglass Loop • \$99,000  
 Lot 24 - 3.0 Acres+/-,  
 Spyglass Loop • \$99,000  
 Lot 31 - .46 Acre+/-,  
 Imperial Loop • \$44,900



**Get the First Look at the Best Listings when you Call the Realtors® listed in this edition of TNValleyHomeFinder.com Shoals Edition.**

**Whether you are buying or selling, make sure you have the right team on your side... They are listed in our monthly publication.**

**Call them today and tell them you saw the house of your dream in the TNValleyHomeFinder Edition.**

621-897-1

SP18110

**“EXPERIENCE HAS IT’S REWARDS”**

**READY TO SELL? ... WE NEED LISTINGS!**

**READY TO BUY? ... WE CAN MAKE IT HAPPEN!**

**#1 AGENT**

**“CONSISTENTLY”  
Shoals Area!**



**SHIRLEY NEESE**

BROKER, CRS, GRI, SRES

Cell: 256-335-6789

Office: 256-767-7000

Email: shirley@neesere.com



**RANDALL MATTHEWS**  
REALTOR  
256-762-7423



**CAMBY SMITH**  
REALTOR  
256-702-9568



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



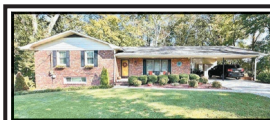
**HISTORIC DOWNTOWN  
101 S. COURT STREET,  
Florence, Alabama 35630**



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



**5136 HWY 17 - FLORENCE**  
3000sf+/- ... Commercial-Main Level  
1,200sf+/- ... Residential-Upper Level  
... \$230,000 ...



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



**CEDAR PARK - NEW PRICE**  
168 Breckenridge Ct, Florence  
3BR/2BA - 2461sf+/-  
Sunroom, Safe Room ... \$349,000



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



**NEW CONSTRUCTION**  
409 Elledge Ln-Muscle Shoals  
4BR/2BA - 2103sf+/-  
... \$363,900



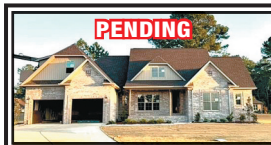
**NEW CONSTRUCTION - 1.21 ACRES+/-**  
1589 CR 16 - FLORENCE  
4BR/2BA - 1972sf+/-  
open floor plan, quartz  
countertops - \$375,900



**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



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



**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... \$560,880



**Lots – Acreage:**

- Downtown Florence – Corner S. Poplar/Veterans ..... \$19,000
- 5 Acres – Cherokee – Riverton Rose Trail ..... \$25,000
- 2 Lots, Florence, Highland Ave, Zoned Multi-family ..... \$26,000
- 5 Lots, Florence, Veterans Dr, near NAMC Hospital ..... \$59,000
- .49 Acres+/-, Cherokee, Waterloo Landing, Lot 31, Imperial Loop ..... \$44,900
- 3.0 Acres+/-, Cherokee, Waterloo Landing, Lot 21, Spyglass Loop ..... \$99,000
- 3.0 Acres+/-, Cherokee, Waterloo Landing, Lot 24, Spyglass Loop ..... \$99,000
- 3.11 Acres+/-, Cherokee, Waterloo Landing, Lot 25, Spyglass Loop .... \$110,000
- 118.5' +/-, Waterfront, Muscle Shoals, Peytona Points ..... \$175,000
- 107.48' +/-, Waterfront, Muscle Shoals, Eagle View Dr..... \$215,000
- 3 Acres+/-, Rogersville, Hwy 72/101 Corner Lot,  
Metal building on property ..... \$1,200,000

*Where Dreams And  
Imagination Come Together!*



380 Seville St., Florence (next to Kohl's)  
256-767-6389 • [www.woodfloorstore.net](http://www.woodfloorstore.net)



**"North Alabama's #1 Full Service Flooring Store"**



630975-1

**R**ecognized,  
**R**espected,  
**R**ecommended,  
*...Since 1990!*



Choose a professional who is consistently at the top of the profession.

• 35 YEARS FULL TIME EXPERIENCE

• REALTORS ASSOCIATION BOARD OF DIRECTORS (11 YEARS)

• ALABAMA ASSOCIATION OF REALTORS STATE BOARD OF DIRECTORS (4 YEARS)

• MLS BOARD OF DIRECTORS (3 YEARS)

• ARPAC MAJOR INVESTOR

• PLATINUM ACHIEVEMENT AWARD

• MULTI-MILLION DOLLAR PRODUCER

• REALTORS ASSOCIATION 2003 REALTOR OF THE YEAR

• REALTORS ASSOCIATION 2003 SPIRIT AWARD

• PAST PRESIDENT (2003) REALTORS ASSOCIATION OF MUSCLE SHOALS AREA

*Call Babs!*  
*256.366.3090*



MLS

BabsMoodyRealtor@gmail.com  
 www.welcomehomeshoals.com



**NEW PRICE**

**\$489K**

**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



**COVER AD**

**\$425K**

**FOREST HILLS - FLORENCE**

- Stop Looking! Lots to offer!
- 4 Bedrooms/ 3 Baths
- Primary Bedrooms Up and Down
- Formal Living and Formal Dining
- Large Den/ Fireplace/Gas Logs
- Slick Ceilings Down/Moldings/& more
- Remodeled Kitchen/Granite/Stainless
- Cute Unique Breakfast Nook
- New Carpet Up/ ROOF 1 year
- Level Lot/ Extra Large Back Yard
- Fenced/ Nice Patio
- 2 Detached Storage Buildings
- Lovely Covered Front Porch
- MLS # 516970



**SOLD**

**\$345K**

**CREEKSIDE DRIVE, FLORENCE**

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

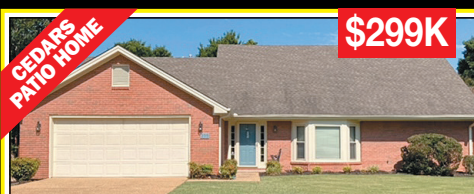


**SOLD**

**\$325K**

**CREEKWOOD - FLORENCE**

- LARGE FAMILY HOME!
- 1.5 Story plus Basement!
- 5 Bedrooms, 4 Baths
- Greatroom - Cathedral Ceiling
- Formal Dining plus Breakfast
- HUGE level Backyard
- Fenced / CORNER LOT!
- 2 Attached Garages Up
- 2 Attached Garages Down
- Deck on back/ 2 HVAC's
- Needs a little TLC/ updates
- MLS# 519193



**CEDARS PATIO HOME**

**\$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





# SOUTHERN PRIDE PEST CONTROL

*We Serve:*

- *Homes • Apartments*
- *Restaurants • Hospitals*
- *Businesses*

**We are a Sentricon  
Authorized Firm**

**256-383-1890**

**Certified • Licensed  
Bonded • Insured**

**PESTS • TERMITES • BED BUGS**





FOREST AT THE  
**HIGHLANDS**

**NEW  
COMMUNITY  
OF  
WATERFRONT  
LOTS**



Unbelievable view of Wilson Lake. If you have been waiting for an affordable and large lot on the lake, check out the 20 lots at Forest at the Highlands. Utilities are in place, the lots are recorded, and the entranceway is complete. If you act quickly, there will be a discount for the first few buyers. Amazing upscale community that is only minutes from downtown Florence and the hospital.

**Prices from \$150,000 to \$390,000. Spec houses to come.  
Call Liz Marbury or Jeannie Rogers to meet you there.**



**COLDWELL BANKER**  
PINNACLE  
PROPERTIES

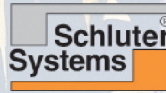
**Jeannie Rogers**  
256.366.0580

**Liz Marbury**  
256.627.9706



# We Only Sell Premium Wood | Tile | Carpet

Your Authorized



Dealer



Friendly & Knowledgeable Staff

*Stunning Results*

Large In-Stock Showroom

At Floored by Justin, we offer a wide selection of hardwood flooring, laminate, premium tile, and durable carpet to choose from. Our in-stock selection is made from the finest materials and are built to last. We have a variety of styles to choose from, so you can find the perfect flooring or tile to match your home's décor.



# Floored by Justin

Scan with  
Smartphone



[www.FlooredbyJustin.com](http://www.FlooredbyJustin.com)

4 Purcell Lane Leoma, TN

**(931) 244-6557**

1-580-963-1



REAL ESTATE THE REAL WAY

RESIDENTIAL | LAND | COMMERCIAL

256-757-1008



JEREMY GRIGSBY &  
JASON GRIGSBY

WWW.GRIGSBYPROPERTIES.COM



**303 Shaler Drive - Killen**

Nice 1726 SQ FT, 3 bed, 2 1/2 bath brick house in Mountain Brook. This freshly remodeled property offers a new back deck overlooking a large fenced-in yard. The 16' X 30' pole barn is perfect for a recreation vehicle or boat. Conveniently located in Killen. \$259,900



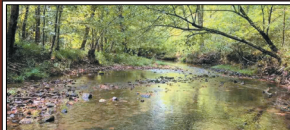
**3 Acre Lot in Waterloo Landing - Cherokee**

Scenic views abound on this unique, restricted river view property. Waterloo Landing is a stunning gated community located on Pickwick Lake just minutes away from Hwy 72. The wooded lot is a nature lovers dream with abundant wildlife and peaceful sunsets overlooking the river. Must see to appreciate. Call for more info.



**6901 Hwy 101, Lexington**

Nice 2 bed, 2 bath brick home on Hwy 101 in the Lexington community. This cozy house offers 1132 sq. ft. on a large .53+/- acre lot. Enjoy peaceful country living with a relaxing back deck. \$189,900



**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



**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 2 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 Ridgeciff Dr., \$1,500,000



**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.



**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



**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



**Luticia Johnson,**  
**Associate Broker**  
**(256) 627-8314**



**RE/MAX®**  
**TRI-STATE**

Each Office Independently Owned and Operated  
**MLS**



1661 S. Wilson Dam Rd, Muscle Shoals, AL 35661  
[www.luticijohnsonhomes.com](http://www.luticijohnsonhomes.com)



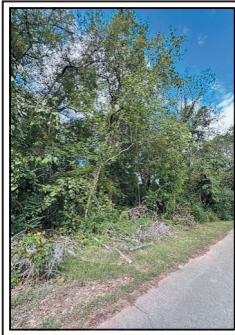
**0 Hightower,  
 Florence**  
 Approx. 1.04 Acres  
 MLS# 514356  
**Asking Price: \$169,000**



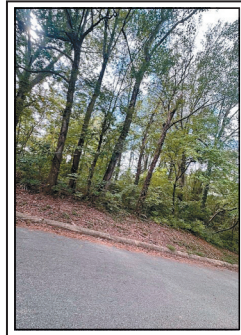
**001 Veterans Dr.,  
 Florence**  
 Lot Size 125' X 120'  
 MLS# 514429  
**Asking Price:  
 \$130,000**



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



**0 Bavard Ave.,  
 Florence**  
 1.69 acres  
 MLS# 519029  
**Asking Price: \$150,000**



**0 North Kirkman St.,  
 Florence**  
 150' X 150'  
 MLS# 519027  
**Asking Price: \$32,500**

# Did you know?

by Metro News

Landscape lighting has become increasingly popular in recent years. Such lighting can extend living spaces, and many homeowners report that a well-lit landscape helps them feel more safe at home. Though the final cost to light up a home's exterior will depend on the size of a property, landscape lighting is among the more budget-friendly home renovations homeowners can consider. According to renovation



experts, the average cost of a landscape lighting project is \$4,000. Considering how much landscape lighting transforms the look of a property at night, that's a lot of bang for homeowners' bucks. Solar lights are popular, but homeowners may want to consider electrical wiring that ensures lights maintain their

awe-inspiring glow throughout the night. Electrical work requires additional labor, and thus a higher price tag. However, modern LED bulbs consume just 25 percent of the energy used by incandescent alternatives, which can make them a more reliable option than self-installed solar lights.



# RE/MAX<sup>®</sup>

## TRI-STATE



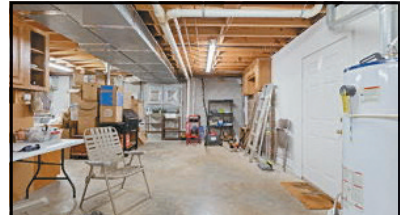
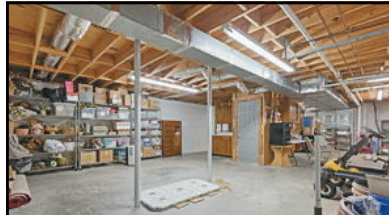
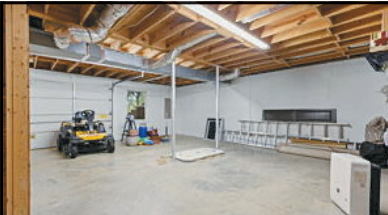
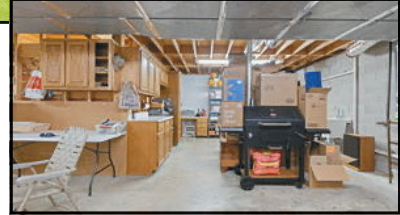
Each Office Independently Owned and Operated

MULTIPLE LISTING SERVICE  
**MLS**

**Joey Krieger • 256-366-5938**

# NEW PRICE

***A Beautiful Home - Don't miss this opportunity to own your dream home! \$495,000***



**1806 Maclin Drive, Tuscumbia, AL 35674**

Beautiful spacious home located in well-established Spring Hill neighborhood. 4 Bed, 3 and 1/2 bath, Full day light basement with lots of storage and built in cabinets or room to expand.

632245-1



# MARMAC

REAL ESTATE

417 E. Mobile Street Flo, AL 35630

**Justin Roberson, REALTOR®**  
**(256) 412-8146**

justin.roberson@marmac.us • www.justinroberson.marmac.us



**931 Co Rd 581, Rogersville • \$699,000**

**Exquisite French Provincial Home with A Million Dollar Lake View**

Stunning waterfront French Provincial estate, located in one of the most coveted areas of North 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. Sizable Butler's Pantry, designed for those who appreciate the art of hosting. Expansive primary suite is a true retreat, featuring a serene lake view, a cozy sitting area, a spa-inspired bath and a generous walk in closet. Additional features include large guest bedrooms, attached climate-controlled double garage, and a separate garage with 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.



**7000 Co Rd 8, Waterloo • \$69,000**

Massive 7.11 acres between Florence and Waterloo just off County Road 8. This amazing property has so many possibilities including a beautiful home site, a hunting camp or a recreational area for the whole family, and since this property is mostly flat and has a vast amount of road frontage, it would be great for investors and developers as well. The tract is surveyed into 4 parcels, however it is being sold as a whole. Power and water at the road.



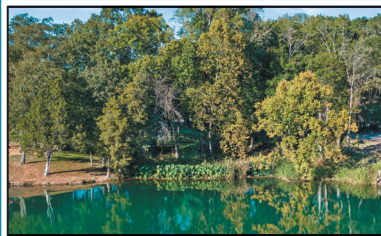
**Cindy Moss,**  
**REALTOR®**  
**(256)**  
**366-0466**

cindy.moss929@gmail.com



**408 Henderson Road, Decatur**  
**\$395,000**

Charming mini farm property with no restrictions! This beautiful 4 bed, 2 bath ranch style house sits on 5 acres, offering a serene country setting yet conveniently close to Decatur, Priceville, Huntsville, and I65. Recent updates include fresh paint and all new kitchen appliances; washer & dryer included. Relax in the new hot tub or cool off in the above ground pool during your evenings. The property features 3 spacious barns ideal for farm animals or storage. Don't miss out on this opportunity! Buyer to verify all information.



**00 Co Rd 314, Town Creek**  
**\$112,000**

Bring your dream home to life on this beautiful waterfront lot, featuring a shaded lot with 60 Ft of water frontage, perfect spot for family or vacation home located in a gated community.



**1631 Oak Street, Russellville**  
**\$177,500**

Two Buildings Await in Littleville Community! Own 2 properties with endless possibilities. This rare opportunity grants possible retail business, spacious warehouse storage, or one could be converted into apartments!

LISTERHILL IS WHERE

*we help you build your dreams*



We live in the same community, so let's work together. **Take advantage of local decision making and no closing costs on home equity lines of credit and short-term, fixed rate loans. All from your local, not-for-profit cooperative.**

- + Short and long term fixed rate loans
- + Conventional
- + FHA
- + USDA
- + VA
- + Low-rate adjustable loans
- + Construction loans
- + Land loans
- + First-time homebuyer programs

Make an appointment with Karri today!



**Karri Cummings**

*Mortgage Loan Officer*

NMLS# 1701666

13400 Highway 43  
Russellville, AL 35653

Cell: 256.324.0122

Fax: 256.978.6610

[kcummings@listerhill.com](mailto:kcummings@listerhill.com)



# The basics of basement conversion projects

by Metro News

Space is a sought-after commodity in real estate. Buyers prioritize numerous variables when searching for a new home, and square footage is often near the top of their lists.

The real estate market has been highly competitive in recent years, and home prices have remained high as a result. That reality has prompted some current homeowners who feel they have outgrown their homes to look for ways to increase the usable space in their existing properties. Basement conversions are one way to add more space. Homeowners mulling a basement conversion project can learn the basics of the project as they try to determine if such renovations are right for them.

- Basement conversion projects can be costly. Though the final cost of a conversion project can vary widely depending on the condition and accessibility of the existing space, estimates range from around \$45,000 to as much as \$150,000. The home renovation experts at Angi.com note that the average price for excavation is \$37,000. Of course, homeowners who are simply hoping to repurpose an existing basement likely won't need to pay for excavation. Accessibility is another notable variable that can affect the final cost. If the current space is a crawl space, potentially costly structural

changes may be necessary to ensure contractors and eventually residents can access the area. Basements that are already easily accessible won't require such expenditures.

- Ventilation is a must. Finished basements must be adequately ventilated so moisture can be controlled. Without sufficient ventilation, the damp conditions common in many basements can foster the growth of mold. The Asthma and Allergy Foundation of America notes that inhaled mold spores can trigger allergic reactions in some people, potentially leading to runny nose, postnasal drip, red and watery eyes, and itchy eyes, nose, ears, and mouth, among other symptoms. Waterproofing systems and adequate ventilation can prevent mold growth in a basement, and these should be integral components of the design.

- Permits are part of the process. Basement conversions are considered major projects, and thus typically require homeowners and contractors to secure permits before any work is done. Permits may be necessary at various stages of the project. Homeowners who ignore laws regarding permits will have trouble selling their

homes down the road, as it can be difficult if not impossible to secure a certificate of occupancy if renovations were made without securing the proper permits. In addition, securing necessary permits for each phase of the project can ensure final approval of the project. If permits are not secured along the way, local officials may insist work be redone to adhere to local laws, which can make the project even more costly.

- Basement conversions take time. The time a project takes will depend on the condition of the space at the start of the project and various details unique to each conversion. However, various contractors indicate projects take about two to three months once they begin. That timeline does not include the pre-project process of finding a contractor, soliciting design plans or preparing the rest of the home for such a significant and lengthy undertaking.

Basement conversion projects can add significant square footage to a home. Recognition of what such projects entail can help homeowners decide if this is the best way for them to increase livable space in their homes.





# DH

DOLAN HOMES

BRIANA DOLAN  
REALTOR

📞 256-483-9759

✉️ BRIANA@DOLAN-HOMES.COM

📍 417 E MOBILE ST  
FLORENCE, AL 35630

MARMAC  
REAL ESTATE



**130 Wynchase Drive, Muscle Shoals**

Fall in Love with a New Home! This stunning home boasts of 5 bdrms 3 baths 3400 sq.ft. Inside you will find high end finishes and outside is equipped with an in-ground pool, multiple covered patios and a detached garage with professional golf simulator. Don't wait to see this one-of-a-kind home!



**85 Wear Drive, Florence • Offered at \$239,900**

this home features 4 bedrooms 2 baths large, detached double garage that would also serve as a fantastic workshop -plus- a spacious, fully fenced-in yard!



**69 CR 284, Florence • Offered at \$299,900**

Fall in Love with a New Home! Welcome to this beautiful new construction home featuring 3 spacious bedrooms and 2 full baths. Step inside to enjoy an open-concept layout with a vaulted ceiling in the main living area, adding both height and elegance. The large laundry room provides ample storage and convenience, while the 2-car garage offers both functionality and additional storage options. Enjoy outdoor living with a covered back porch and a generously sized backyard, perfect for entertaining, gardening, or relaxing. Don't miss your chance to make this stunning property your own. Schedule a showing today!



**23 Singing River Ridge, Muscle Shoals  
Offered at \$34,900**

Looking for the perfect spot to build your dream home? This lot is ready to build and in an up-and-coming neighborhood complete with beautiful homes and a peaceful setting. Wilson Lake is across the street and the prestigious Robert Trent Jones Golf Course backs up to this subdivision. Come see this beautiful half acre lot and fall in love. This lot sits on the right after driving through the brick entrance to the neighborhood with a sign in the yard.



**211 Briarcliff, Florence • Offered at \$345,900**

Discover your tranquil retreat nestled among peaceful trees, where cozy living meets the beauty of nature. This inviting home features a warm fireplace, perfect for cozy evenings, and spacious areas designed for relaxing and sipping coffee while enjoying the serene surroundings. With ample square footage, this property offers room to breathe and create lasting memories. The lovely, detached garage provides convenient storage and workspace options.



**1601 High Street, Sheffield**

Come and enjoy this cozy cottage in the heart of the quad cities. This little white cottage is well taken care of- when you walk through the front door you are greeted with modern touches like new floor, paint and fixtures. There is an open concept living and dining room that is spacious and would be ideal for hosting. The spacious bathroom that has recently been totally renovated and makes it easy to move in and just enjoy. A hidden feature of this home is the basement, the hall stairs make accessing the basement - which is floored and has natural light - very easy. There is a lot of storage or could finish out for addition square footage. Roof is 3 and HVAC only 3 years old!



**763 Golf Trail Ridge, Muscle Shoals  
Offered at \$734,900**

This exquisite home showcases the pinnacle of modern elegance, with expansive living areas designed to capture stunning golf course views and provide an unrivaled living experience. This home sits on the 16th hole on the prestigious RTJ golf course. You won't believe the sunset views from the back porch!



**1442 Memory Ln, Tuscumbia  
Offered at \$329,900**

This well kept home is ready for its new owners! This home features 3 bedrooms 2 baths, screened in porch and backyard to entertain!

## 2025 TNValleyHomeFinder.com Print Edition - Production Dates

JANUARY 2025						
S	M	T	W	T	F	S
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	1

FEBRUARY 2025						
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	1

MARCH 2025						
S	M	T	W	T	F	S
23	24	25	26	27	28	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

APRIL 2025						
S	M	T	W	T	F	S
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

MAY 2025						
S	M	T	W	T	F	S
27	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

JUNE 2025						
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

JULY 2025						
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

AUGUST 2025						
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
31	1	2	3	4	5	6

SEPTEMBER 2025						
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

OCTOBER 2025						
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

NOVEMBER 2025						
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

DECEMBER 2025						
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

**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

630031-1



# 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.



# Window World®

"Simply the Best for Less"™



---

WINDOWS • DOORS • SIDING

---



Window World is the nation's leader in replacement windows, siding, and exterior doors. Our energy efficient products are the perfect enhancement for any home and are backed by the industry's strongest warranty. Contact us today to schedule your free in-home estimate!

---

**Request a Free Estimate: 1-800 Get Windows**

---

717 Michigan Ave., Muscle Shoals • (256) 383-8894 • [WindowWorldMuscleShoals.com](http://WindowWorldMuscleShoals.com)