

March 2025

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Shoals Edition



317 CYPRESS COVE - FLORENCE - This incredible home, nestled in the sought-after Kendale Gardens neighborhood within Florence city limits, offers 4 bedrooms and 3.1 baths across 2,573sf+/- of living space. The main level features a spacious primary bedroom, 1.5 baths while the upper level offers a private loft bedroom with its own full bath. The fully finished basement provides two additional bedrooms, a full bath, and a cozy great room. The updated kitchen includes sleek stone countertops, freshly painted cabinets, an island with a gas/electric stove, and all stainless-steel appliances. There are two inviting fireplaces-one on the main level and one in the basement. This home exudes warmth and charm. Step outside to enjoy two decks that overlook peaceful woods and a stream, offering a tranquil retreat. Roof (10yrs), HVAC (7yrs) approximately. Don't miss your chance to see this beauty offered at \$439,000 ... **Contact Shirley Neese, Licensed Realtor, Neese Real Estate, Inc, 256-335-6789.**

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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




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
 \$289,900



KENDALE GARDENS - NEW LISTING
 317 Cypress Cove - 4BR/3.1BA
 2573sf+/-, updated home
 finished basement\$439,000



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



PENDING
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... \$459,900




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... \$560,880



UNDER CONSTRUCTION
 96 Vaughn Ave, Killen
 3BR/2BA - 1520sf+/-
 Open floor plan - \$309,900




UNDER CONSTRUCTION
 108 Vaughn Ave - Killen
 3BR/2BA - 1520sf+/-
 Open floor plan - \$309,900



UNDER CONSTRUCTION
 120 Vaughn Ave - Killen
 3BR/2BA - 1520sf+/-
 Open floor plan - \$309,900



NEW CONSTRUCTION
 102 Seymore - Florence
 3BR/2BA - 1338sf+/-
 \$259,900



PENDING
NEW CONSTRUCTION
 107 Jefferson Avenue, Muscle Shoals
 3BR/2BA - 1338 sf+/-
 \$259,900



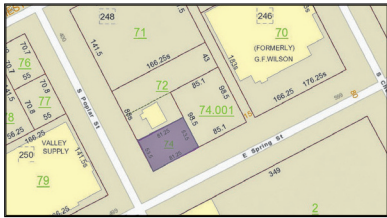
NEW CONSTRUCTION
 109 Jefferson Avenue, Muscle Shoals
 4BR/2BA - 1647sf+/-
 \$315,900



NEW CONSTRUCTION
 113 Jefferson Avenue
 Muscle Shoals
 3BR/2BA - 1338sf+/- - \$274,900



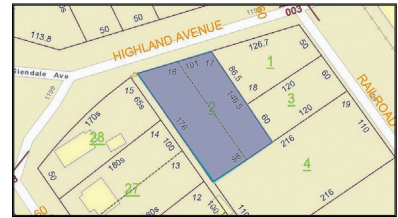
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DOWNTOWN FLORENCE
 Corner Lot - S. Poplar/Veterans
 \$19,000



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



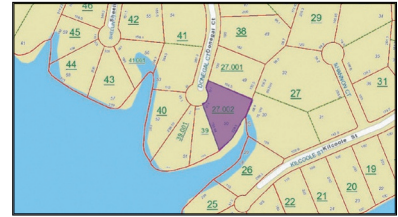
FLORENCE - 2 LOTS
 Highland Ave - Zoned Multifamily
 \$26,000



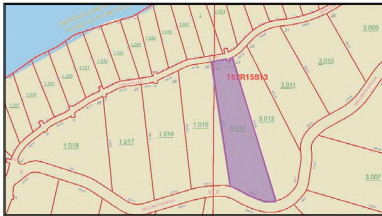
FLORENCE - 5 LOTS
 Veterans Dr - Near Hospital
 \$59,000



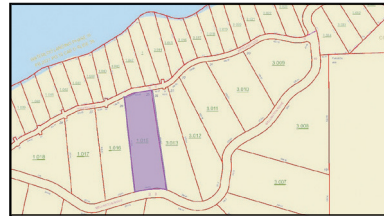
CHEROKEE - .49 ACRES+/-
 Waterloo Landing - Lot 31
 \$54,900



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



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



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



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



Happy
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day





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



102 Seymore, Florence
 Under Construction
 3BR/2BA, 1338sf+/-
 ...\$259,900...



PENDING
107 Jefferson, Muscle Shoals
 Under Construction
 3BR/2BA, 1338sf+/-
 ...\$259,900...



109 Jefferson, Muscle Shoals
 Under Construction
 4BR/2BA, 1647sf+/-
 ...\$315,900...



113 Jefferson, Muscle Shoals
 Under Construction
 3BR/2BA, 1338sf+/-
 ...\$274,900...



1567 CR 16, Florence
 New Construction
 4BR/2BA, 2103sf+/-
 ...\$389,900...



1589 CR 16, Florence
 New Construction
 4BR/2BA, 1972sf+/-
 ...\$375,900...



PENDING
409 Elledge Ln, Muscle Shoals
 New Construction
 4BR/2BA, 2,103sf+/-
 ...\$363,900...



Waterloo Landing
 Lot 31, .46 Acres
 Imperial Loop, **\$44,900**
 Lot 24, 3.0 Acres+/-
 Spyglass Loop, **\$99,000**



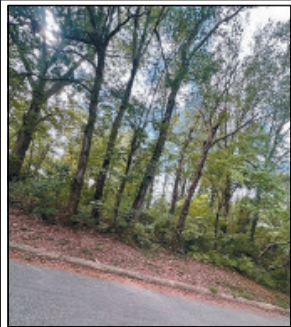
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**0 North Kirkman St.,
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 Asking Price: **\$32,500**



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



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

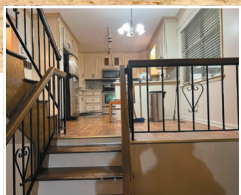


**0 Hightower,
 Florence**
 Approx. 1.04 Acres
 MLS# 514356
 Asking Price: **\$169,000**

2382 Chisholm Rd

Florence, AL 35630

\$325,000



Well located brick with stone accents, tri level with endless storage opportunities. Hardwood flooring; renovated primary bathroom and kitchen. Livingroom, 4 bedrooms, den/with fireplace, 2.5 bathrooms, 2 car garage and additional detached garage, RV pavilion, year-round sunroom.



Jerry Dean
REALTOR
(256) 762-6699
jerrydean1943@gmail.com



Keiaire Denton-Tate
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1246 Avenue E Tuscumbia AL 35674 \$180,000



Great as-is starter home or investment property. Accessible to Hwy 72 and Deshler High School. 3 bedroom, 1 bath, fireplace, 2 car garage, hardwood & tile flooring.

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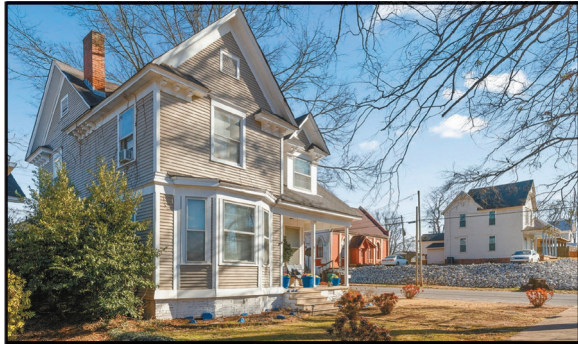
All loans subject to credit approval.



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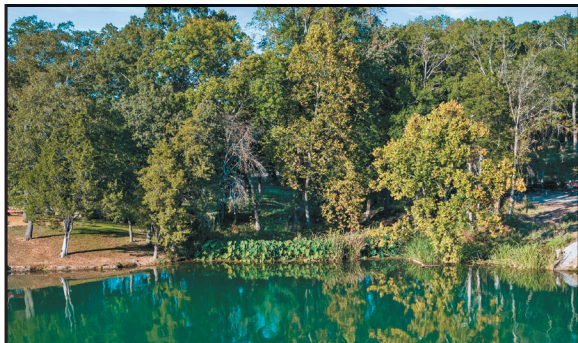
Cindy Moss,
REALTOR®
(256)
366-0466
 cindy.moss929@gmail.com



700 Nashville Ave., Sheffield • \$194,000
 Step right up, come on in and take the grand tour of this charming historic home! Perfectly situated on a corner lot, this property is just a short walk from local restaurants, shopping, and all the conveniences of town living. This beautiful 3-bedroom, 2-bathroom home has timeless character with tall ceilings and large windows, filling the space with natural light. Recent updates blend perfect with the home's historic charm.



1075 Lair Lane, Cherokee • \$175,000
 Just Beautiful! Home sits on a corner lot right off Highway 72 in the charming Cherokee community. This 3 bedroom and 1.5 bath home has been completely renovated with modern updates, this home is truly move-in ready! Step inside to find new vinyl flooring, elegant lighting, and eye-catching accent walls that add a true wow factor to the space. The kitchen has new stainless-steel appliances, granite countertops, and sleek cabinetry, and a new washer & dryer for added convenience. Enjoy peace of mind with a brand-new HVAC system, windows, water heater, and electrical panel. Outside, unwind on the newly added covered porch, perfect for sipping coffee and enjoying the peaceful surroundings. With its high-end updates, and undeniable charm, this home is a must-see!



**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!



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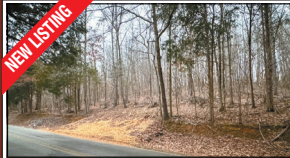
49.91 Ac on Bluewater Creek - Loretto TN
Scenic 49.91 +/- acres with 1700 ft on Bluewater Creek. This unique property offers pasture and hardwoods on level, rolling and steep terrain. Must see to appreciate. 493 Rascaal Town Rd, \$324,900



2009 Midway St. - Florence
2 Bedroom, 1 bath house in the heart of Florence. The house offers 1116 sq. ft. of living space and a fenced yard. \$75,000



2.68 Ac C5 25 - Killen
Nice 2.68 +/- Acres on CR 25 in the Killen area. This level to gently rolling land is cleared and ready for a homesite. The lot offers 260' of road frontage. \$64,900



3.6 Ac CR 88 - Anderson
Gently rolling and wooded 3.6 +/- acres in the Lexington area. This unrestricted property offers over 900' of road frontage on CR 88 and a small stream. The land is perfect for quiet, country living. \$49,900



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.



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



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 Ridgecliff Dr., \$1,500,000



855 Turtle Cove WF Lot - Killen
Beautiful Waterfront Lot with a Breathtaking View! This unique 1.38 +/- acre property is perfectly located in Killen, just off of Hwy 72, in Turtle Cove. The 147 feet of waterfront offers year-round water on Six Mile Creek, just around the bend from Wilson Lake. Must see to appreciate. \$324,900



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!**



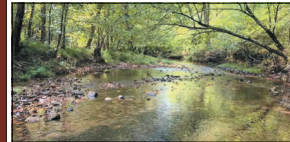
Commercial Lot, 0.69 +/- Ac, Hwy 72 - Killen
Great location on Hwy 72 in the Killen city limits. This lot offers excellent commercial potential with frontage on Hwy 72 and Old Lexington Road. \$165,000



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.



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.



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



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

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. Amazing upscale community that is only minutes from downtown Florence and the hospital.



Jeannie Rogers
256.366.0580

Liz Marbury
256.627.9706



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MARMAC
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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!



1248 Glenn Ave, Florence

Nestled in the heart of downtown Florence, this charming cottage perfectly blends classic character with modern updates. Completely remodeled and move-in ready, it features stunning original hardwood floors that exude warmth and history, complemented by fresh new cabinets, sleek countertops, and a beautifully modern bathroom. The cozy covered porch invites you to relax and enjoy the vibrant neighborhood. Just minutes from the university and the lively urban scene, this delightful home offers both convenience and charm in an unbeatable location.



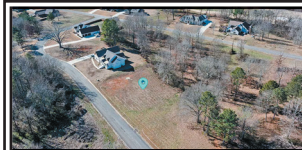
11336 James Street, Florence

Downtown Florence without the price tag! This house is located minutes from the University of North Alabama and all that downtown Florence has to offer. This home features two bedrooms, one full bathroom, a large dining room area PLUS an extra large fenced in backyard!! Enjoy summer nights on your deck directly outside of your kitchen. This dollhouse won't last long. Come check it out today!



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.

636258-1



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!



85 Wear Dr., 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!



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!

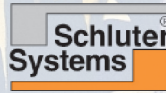


1442 Memory Ln, Tuscumbia Offered at \$329,900

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

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635136-1

4 things to know about kitchen renovations

by Metro News

Kitchens are often described as the most popular room in a home, and that's not mere conjecture. A 2022 survey from House Digest asked participants to identify the room they consider most important in their homes, and roughly 41 percent chose the kitchen.

Residents tend to congregate in kitchens in the morning and then again in the evening when meals are prepared and, in homes without formal dining rooms, eaten. With so much time spent in the kitchen, it's no wonder that the 2022 U.S. Houzz & Home Study: Renovation Trends found kitchens to be the most popular interior room to upgrade. With so many people interested in kitchen renovations, the following are four things homeowners should know about these popular improvement projects.

1. Expect to spend some money. Most home improvement projects require a significant financial investment, but kitchen renovations are among the more expensive undertakings. The overall cost of a project will depend on a host of variables unique to each home, including homeowners' preferences, but HomeAdvisor

estimated the average kitchen remodel in 2023 cost between \$14,611 and \$41,432. Homeowners considering an upscale kitchen remodel may receive six figure estimates for such projects.

2. Expect a good return on investment. If sticker shock settles in when receiving an initial kitchen remodel estimate, perhaps it can help homeowners to know that such a project may provide a strong return on investment (ROI). According to Remodeling magazine's "2024 Cost vs. Value Report," a minor kitchen remodel provides a 96 percent ROI. A major kitchen remodel mid-range (49 percent) and a major kitchen remodel upscale (38 percent) did not provide as notable a ROI.

3. Expect the project to take some time. Kitchens are large rooms with a lot of components, so renovating these spaces can take some time. Estimates vary depending on the size of the room, the scale of the remodel and the materials chosen, but Angi reports a kitchen remodel for most homes takes six weeks to four months. That's a sizable window,

and it reflects the likelihood that unforeseen issues like supply chain interruptions or the discovery of mold will arise at some point during the renovation. Though it's impossible to determine precisely how long a project will take before it begins, homeowners renovating their kitchens may want to plan for the project to take two months if not longer.

4. Expect to use your kitchen during the renovation. If the timeline of a renovation is scary, homeowners should know they will likely be able to use their kitchen even after the project begins. Though the room might not remain a popular gathering space once the work starts, Angi notes kitchens are typically out of commission for around six weeks during a renovation. That still requires some pre-planning in relation to meals, but it also suggests homeowners won't be without a kitchen for months on end.

Kitchen renovations are popular projects. Homeowners who know what to expect before such projects commence can make it through a renovation more smoothly.



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