

June 2025

**FREE**

# TN Valley Home Finder .com

**Shoals Edition**



**237 Ridgecrest Dr, Florence - WATERFRONT** - Welcome to your dream lake house! This stunning 2-story, 5-bedroom, 3.5-bath home with 2947sf+/- offers the perfect blend of comfort, convenience, and lakeside living. Ideally located directly across from the marina, just minutes from Turtle Point Country Club, and only 10 minutes from downtown Florence, you'll enjoy easy access to shopping, restaurants, and entertainment. The home features a spacious open floor plan with soaring vaulted ceilings that seamlessly connect the kitchen, dining area, and den—complete with a cozy fireplace. The thoughtful split floor plan offers added privacy, with the primary suite separated from additional bedrooms, making it ideal for families or hosting guests. This property has 108.10sf' WF and is pier/boat dock allowed. We can assist with connecting you to reputable pier contractors for quotes—making it easier than ever to bring your lakefront vision to life. Whether you're looking for a weekend retreat or a full-time residence, this home is a rare find in a prime location! Offered at \$879,900. Contact Patti Thomas, Licensed Realtor with Neese Real Estate Inc, 256-710-3783

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

Lauderdale, Colbert, Franklin & Lawrence Counties



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**TIMES**  
DAILY

# 5 renovations that provide a strong return on investment

by Metro News

Renovations that make homeowners and residents of a home happy are always worth the investment. Though it's certainly true that projects that create more functional, usable space and add comfort and convenience are worth the price, such renovations are even more beneficial if they provide a good return on homeowners' financial investment. Returns are often cashed in when homeowners put their homes up for sale, and each year Remodeling magazine releases its "Cost vs. Value Report," which considers a wealth of data across the United States to determine which renovations return the highest percentage of homeowners' financial investment. According to the "2024 Cost vs. Value Report," the following are five projects that provide a strong return on investment (ROI).

## 1. Garage door replacement:

The average job cost for this project is slightly more than \$4,500 but the project is valued at \$8,751, providing an especially high 194 percent ROI.

## 2. Steel door replacement:

Remodeling magazine notes that a steel entry door replacement is worth double what it was worth in 2023. This project offers a 188 percent ROI on an average investment of \$2,355.

## 3. Manufactured stone veneer:

A manufactured stone veneer is a man-made product

that appears as if it's natural stone. Many homeowners prefer manufactured stone veneer to natural stone because of the price, as the former is less expensive and easier to install, which means lower labor costs as well. The comparatively low cost of manufactured stone veneer is perhaps one reason why it averages a roughly 153 percent ROI on an average cost of just more than \$11,000.

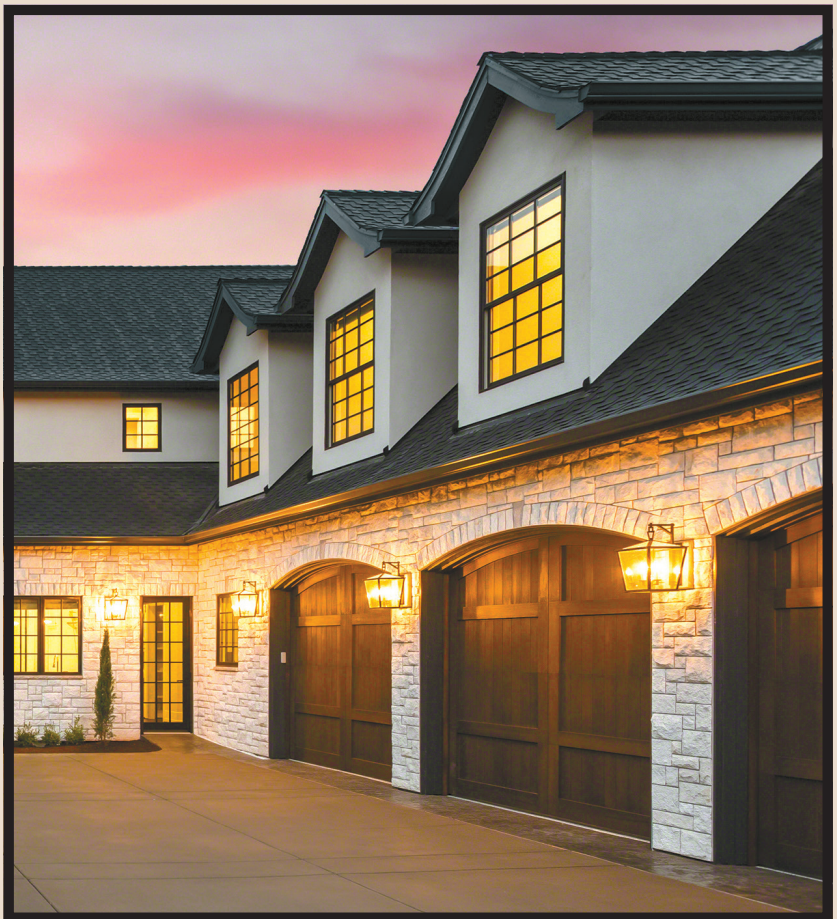
## 4. Grand entrance upscale

(fiberglass): Few things are as awe-inspiring as an impressive entryway, and upgrading to a grand fiberglass entrance door provides a 97 percent ROI. Components of these entryways can vary, but Remodeling magazine notes the project may entail removing an existing entry door and cutting and reframing the opening for a larger with dual sidelights.

## 5. Minor kitchen remodel:

According to the "2024 U.S. Houzz & Home Study" from Houzz Research, kitchens were the most popular rooms to renovate in 2023. There's no denying the appeal of a newly renovated kitchen, and homeowners considering such a project may be happy to learn that a minor kitchen remodel that costs an average of around \$27,000 provides a 96 percent ROI. Bankrate.com notes that minor kitchen remodels typically keep the current kitchen design, size and layout intact, but these projects may involve painting walls, refreshing backsplash, replacing lighting and plumbing fixtures, and changing cabinet hardware and facades.

Home renovations that provide a significant ROI can make homeowners happy once a project is completed and even happier when the day comes to put a home up for sale.







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101 S. COURT STREET,  
Florence, Alabama 35630

## "EXPERIENCE HAS IT'S REWARDS" READY TO SELL? ... WE NEED LISTINGS! READY TO BUY? ... WE CAN MAKE IT HAPPEN!



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



**Residential/Commercial**  
**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  
\$269,900



**PENDING**  
**KENDALE GARDENS - NEW LISTING**  
317 Cypress Cove - 4BR/3.1BA  
2573sf +/-, updated home  
finished basement ..... \$400,000



**RIVERMONT - SHEFFIELD**  
134 Rivermont Dr - 2.02 Acres +/- Complete  
remodel, 4BR/3BA, 3333sf +/-, finished  
walk-out basement ... \$495,000



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



**NEW CONSTRUCTION**  
**WATERFRONT**  
237 Ridgecrest Dr, Florence  
5BR/3.1BA, 2947sf +/-, 108.10'WF +/-  
\$874,900



**NEW CONSTRUCTION - 1.21 ACRES +/-**  
1589 CR 16 - FLORENCE  
4BR/2BA - 1972sf +/-  
\$5,000 toward Buyers Closing Costs ....  
\$350,900



**NEW CONSTRUCTION - 1.38 ACRES +/-**  
1567 CR 16 - FLORENCE  
4BR/2BA - 2,103sf +/-  
\$5,000 toward Buyers Closing Costs ....  
\$355,900



**SOLD**  
**NEW CONSTRUCTION**  
200 Chestnut Oak, Florence - 3BR/2BA -  
2482SF +/-, One level. Unique quality built  
home with 10' Ceilings, quartz & granite  
countertops, appliances... \$454,900



**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... \$540,400



**NEW PRICE**  
**NEW CONSTRUCTION**  
109 Jefferson Avenue, Muscle Shoals  
4BR/2BA - 1647sf +/-  
\$314,900



**NEW PRICE**  
**NEW CONSTRUCTION**  
113 Jefferson Avenue, Muscle Shoals  
3BR/2BA - 1338sf +/- - \$273,900



**NEW CONSTRUCTION**  
101 Allens Way, Florence  
4BR/3.1BA, 2955sf +/-,  
Custom cabinets, granite countertops  
large back deck ..... \$614,640



**NEW CONSTRUCTION**  
302 Kellylyn Lndg, Florence  
4BR/3BA, 2710sf +/-, custom cabinets,  
granite countertops .... \$563,680





**NEW CONSTRUCTION**  
96 Vaughn Ave, Killen  
3BR/2BA - 1520sf+/-  
Open Floor Plan - \$304,900



**NEW CONSTRUCTION**  
108 Vaughn Ave - Killen  
3BR/2BA - 1520sf+/-  
Open Floor Plan - \$304,900



**NEW CONSTRUCTION**  
120 Vaughn Ave - Killen  
3BR/2BA - 1520sf+/-  
Open Floor Plan - \$304,900



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



**ROGERSVILLE - 2 LOTS**  
Hollanderry Acres  
Lots 32/34 - \$38,000



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



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



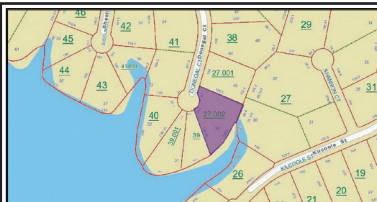
**FLORENCE - 2 LOTS**  
Highland Ave - Zoned Multifamily  
\$26,000



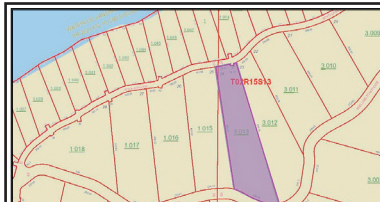
**FLORENCE - 5 LOTS**  
Veterans Dr - Near Hospital  
\$59,000



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



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



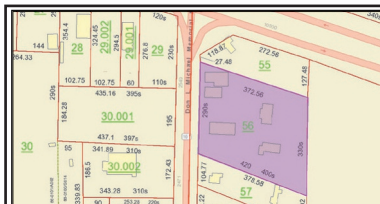
**CHEROKEE - 3.0 ACRES+/-**  
Waterloo Landing - Lot 24  
\$99,000



**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 .. \$1,000,000



# Patti Thomas

**(256) 710-3783**  
**patti@neesere.com**





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



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



**109 Jefferson, Muscle Shoals**  
 Under Construction  
 4BR/2BA, 1647sf+/-  
**NEW PRICE...\$314,900...**



**113 Jefferson, Muscle Shoals**  
 Under Construction  
 3BR/2BA, 1338sf+/-  
**NEW PRICE...\$273,900...**



**1567 CR 16, Florence**  
 New Construction  
 4BR/2BA, 2103sf+/-  
**\$5,000 TOWARD BUYERS CLOSING COSTS --- \$355,900**



**1589 CR 16, Florence**  
 New Construction  
 4BR/2BA, 1972sf+/-  
**\$5,000 TOWARD BUYERS CLOSING COSTS --- \$350,900**



**237 Ridgecrest Dr, Florence**  
 Waterfront - New Construction  
 5BR/3.1BA, 2947sf+/-, 108.10'WF+/  
**...\$874,900...**



**Waterloo Landing**  
 Lot 31, .46 Acres  
 Imperial Loop, **\$44,900**  
 Lot 24, 3.0 Acres+/-  
 Spyglass Loop, **New Price...\$97,000**  
**- Owner Financing**

## 2025 TNValleyHomeFinder.com Print Edition - Production Dates

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

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• 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

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**\$399.9K**



**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 # 521189

**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

**NEW LISTING**

**\$297K**



**WHITTEN LANE, FLORENCE**

- Custom Built / One Owner
- **2.5 ACRES / LOVELY SETTING**
- 4 Bedrooms/ Primary BR down
- Totally Remodeled Kitchen
- Stainless Appliances/ Quartz
- Greatroom with Fireplace
- Office or Hobby Room
- Large Covered Front Porch
- MLS# 522601

**NEW LISTING**

**\$258K**



**RUSSELLVILLE - 3.6 ACRES**

- 3 Bedrooms, 2 Baths/ Metal Roof
- One Level on Level Land !
- Greatroom/ Kitchen-Dining combo
- Sunroom, Rec Room, or Den
- New HVAC/New Breaker Box
- New Landscaping/ Newer Windows
- Single Carport/ Single Garage
- **30 x 25 SHOP**  
**(Heated & cooled)**
- Country Living only 7 miles from town!
- MLS # 521809

**PENDING  
IN 1 DAY!**

**\$250K**



**205 MEADOWCREST DRIVE**

**• CEDAR PATIO HOME**

- 3 Bedroom, 2 Bath
- Split Bedroom Plan
- Large Primary Bedroom
- Large Greatroom / Fireplace
- Specialty Ceilings
- Extra Large Kitchen
- Stainless Appliances
- Island/Bar + Breakfast Area
- Screened Porch / Fenced Yard
- MLS # 521803





**Rosemary Thompson**  
**BROKER ASSOC.**  
 (256)  
**335-8882**  
**CRS, GRI, ABR**

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bellsouth.net

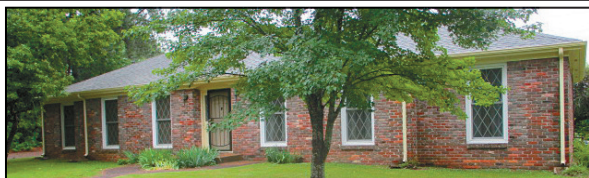


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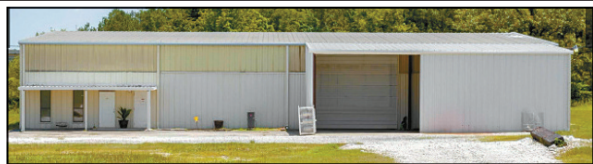


charlotteblair  
realtor@gmail.com



**1325 Duntreath Circle**

**YOU WILL LOVE TO CALL THIS HOME!** Located on a quiet cul-de-sac in an older established neighborhood .... Updated 4 bedroom, 2 bath home that was updated several years ago with new flooring throughout, new kitchen cabinets and sit on breakfast bar, granite counter tops and new tile flooring. Some walls were knocked out, new tile in walk-in shower with new tile and bars, granite counter tops. Priced at \$315,000 Call for appointment!



**8110 Old Lee Hwy**

**COMMERCIAL BUILDING** that has been used to manufacture! It sits on 2.65 fenced and gated acres with 456 feet fronting Old Lee Hwy. Approx 8100 sq.ft. Enclosed approx 800 open, under roof which is attached(3 sided storage). Also 800 amp 3 phase service, upstairs attic with permanent stairs for storage, 10x13 outside storage building with electricity. Included in the sq ft is a finished office area (1059sq.ft), (3) 16' overhead doors (2) 10 ft. overhead doors! Security system and security lights. A good buy just got better! \$249,900. Call for an appointment.



**126 Grandview**

**200'WATERFRONT!** Swim, ski, fish! Just 2 lots off the main lake! You can either build you a new home, or keep the old cabin to use as a rental or Air B&B and build a new home! The cabin needs work, but was rented several years ago! Less than \$1,900 per front foot! \$379,900



**2021 Shade Ave.**

**NORTH FLORENCE!** 3 bedroom, 1 bath featuring living room with fireplace, kitchen, laundry room, hardwood flooring, 2 car detached garage. Conveniently located to all amenities in Florence. Great starter home downsizing or investments. Call for appointment



**1211 E. Decatur St., Tuscumbia, AL**

**TUSCUMBIA-Need 4 bedrooms?** This 2 story 4 bedroom 1 ½ bath located in Tuscumbia is a must see! Featuring great room, kitchen and eating area all located on 2 lots-plenty of room to add on, garden spot and room for children and pets. \$88,900 Call for appointment.



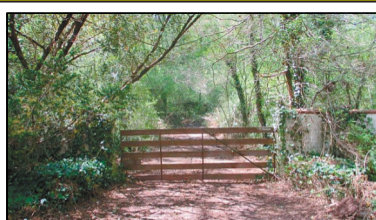
**609 S. Hickory St., Tuscumbia, AL**

**TUSCUMBIA ...** This three bedroom, one and a half bath sits on a Corner lot! Ready for an investor or someone to bring their own ideas to bring this home back to life. \$55,000 Call for appointment.



**205 S. Mulberry, Tuscumbia, AL**

**HISTORIC TUSCUMBIA-** Just a little TLC and you'll have a great 3 bedroom, 2 bath home to love. It features a large covered front and side porch, 3 bedrooms, 2 baths, a walk-in closet, formal living, dining, kitchen, laundry, hardwood flooring, plus a partial unfinished basement! \$99,000. Call for appointment.



**0 Honeycomb Rd., Grant, AL**

Beautiful tranquil and unique neighborhood. Conveniently located between Guntersville and Huntsville. Vacant double lot across the street from the lake. Amenities include community water access w/3 community piers and also near the public boat launch. Unrestricted lots with great investment opportunities, build an AIRBNB, lake home,

weekend retreat, vacation home - or your primary forever home. These 2 lots are approximately 1 acre and is one of the larger parcels in this neighborhood. Don't miss your opportunity to own your little piece of paradise. Grant City water. Call for an appointment. \$199,900.





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



**130 Norris Cir, Sheffield • \$209,900**

Move in Ready! 2 BR, 1 Bath. Fenced in backyard, located in the Village neighborhood.



**165 Reid Ave, Tuscumbia • \$249,900**

Discover this beautifully remodeled 3-bedroom, 2-bath home, perfectly situated on a spacious 1.58-acre lot. Inside, you'll find beautiful new flooring throughout, tile shower, light fixtures, new wiring, complemented by calming, freshly painted walls. The kitchen is a true delight, featuring stainless steel appliances, new cabinetry, and updated countertops. The large living room is perfect for gathering with family and friends, creating a warm and welcoming atmosphere. Enjoy the best of country living, just under 10 minutes from local restaurants, shopping, and amenities!



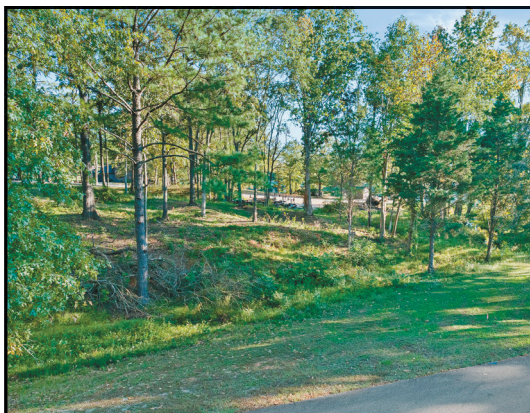
**1207 S. Montgomery, Sheffield • \$190,000**

Commercial-Don't miss this incredible opportunity to establish your business in a prime, high-traffic area directly across from Helen Keller Hospital! Whether you're opening a doctor's office, salon, daycare, or another type of business, this location offers excellent visibility and accessibility. The property has access for rear parking to accommodate your customers and staff.



**1631 Oak Street, Russellville • \$110,000**

Versatile 2,700 Sq Ft Commercial Building, located in Colbert County. This spacious commercial property, just off the high-traffic Hwy 43, offers 2,700 sq ft of flexible space, perfect for a wide range of business or multipurpose uses.



**00 Co Road 314 Town Creek • \$105,000**

Bring your dream home to life on this beautiful 1 acre shaded lot, with 60 ft of water frontage, perfect spot for family or vacation home.





# DH

## DOLAN HOMES

BRIANA DOLAN  
REALTOR

📞 256-483-9759

✉️ BRIANA@DOLAN-HOMES.COM

📍 417 E MOBILE ST  
FLORENCE, AL 35630

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!



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

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!



### Singing River Ridge Lot 23, 1/2 acre at Robert Trent Jones Golf Course, 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.



### 124 Williams Way, Tusculumbia Offered at \$499,000

This stunning newer built home offers 5 spacious bedrooms and 2.5 baths and a large fenced in yard. Inside you will find an open-concept design, the home boasts a gourmet kitchen with stainless steel appliances, and a large island, seamlessly flowing into the bright and airy living and dining areas. The luxurious primary suite includes a large walk-in closet and a spa-like bath for ultimate relaxation. With a large backyard, this home provides ample space for outdoor entertaining or peaceful retreats. Located in a desirable neighborhood close to schools, parks, shopping, and major highways, this home is a rare find. Don't miss out, schedule your tour today!





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**32.1 +/- Ac with Cabin - Waterloo**  
Quaint, secluded cabin on 32.1 +/- acres in Waterloo. This rolling, wooded property features a 3 bed, 2 bath, 1350 sq. ft., 2 story, fully functioning, off the grid cabin serviced by solar, well, generator, and propane. This unique tract is a must see if you're looking for a private homestead, recreation, hunting, and/or a getaway retreat. An 11x20R detached storage building/garage, well house, solar equipment building, shooting house, and 4 ladder stands are included. 600 CR 146, Waterloo - \$349,900.00



**3.92 +/- Ac CR 63**  
Great location for building your dream home! This rolling and partially wooded 3.92 +/- acre tract sits in the Killen area. The property has approximately 330' on CR 63 (Harrison Rd). 3103 CR 63, Killen - \$84,900.00



**1006 N. Wood Avenue - Florence**  
Historic Craftsman in the heart of Florence. This 4 bed, 2 bath house offers 2901 sq. ft. of elegant living space. Located on popular N. Wood Ave., the home has many original features. If you're looking for a lovely, warm and inviting estate, this is a must see. An additional 50' x 150' lot is available for purchase. \$449,900.



**510 Riverview Drive - Florence**  
Charming, southern living in the heart of Florence. This elegant 3 bed, 2 bath house offers a warm and inviting floor plan for family and guests. The privacy-fenced backyard includes a large outbuilding and a gazebo with a fire pit. If you're looking for a home in a unique and vibrant community, this is a must see. \$359,900.



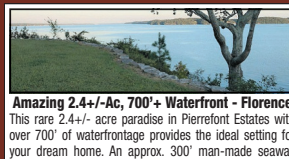
**49.91 Ac on Bluewater Creek - Loretto TN**  
Scenic 49.91 +/- acres with 1700 ft on Bluewater Creek. This unique property offers pasture and hardwoods on level, rolling and steep terrain. Must see to appreciate. 493 Rascal Town Rd, \$324,900



**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.



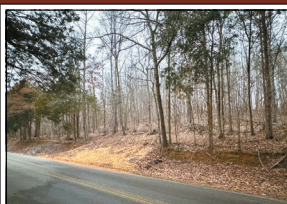
**548 Malone Circle - Florence**  
3 bed, 1.5 bath, brick house conveniently located in Florence. This 1916 sq ft house offers large open rooms for living and entertainment, a covered patio, and a 10ft x 10ft outbuilding. \$194,900



**Amazing 2.4 +/- Ac, 700' + Waterfront - Florence**  
This rare 2.4 +/- acre paradise in Pierrefont Estates with over 700' of waterfront provides the ideal setting for your dream home. 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. Impressive retaining walls, concrete steps, a storage building, exquisite landscaping, and a sprinkler system have been put in place. 706 Ridgecliff Dr. \$1,500,000.



**Waterfront Lot w/ Guest House - Florence**  
Wonderful 1.8 +/- acre tract on Shoal Creek with a unique retreat/guest house, a pier, impressive retaining walls, and a natural sea wall. The property, which includes 2 lots, offers multiple building sites and serene views. The main floor of the opulent retreat house has a bedroom, 1.5 bathrooms with granite vanities, a kitchen with granite countertops and bar, and a walkout to a spacious deck. 235 Longshore. \$785,000.



**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



**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



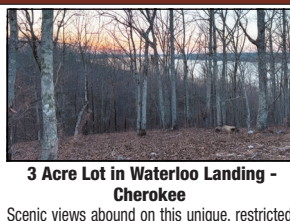
**25 +/- Acres, CR 108 - Elgin Area**  
Scenic 25 +/- acre tract with 600' + on CR 108. The property offers gently rolling pasture, is partially fenced, and includes a beautiful, 1+ acre pond. Call for more information.



**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



**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.



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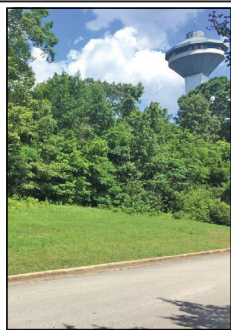


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Lot Size 125' X 120'  
MLS# 514429  
Asking Price:  
**\$130,000**



**0 Bavard Ave.,  
Florence**  
1.69 acres  
MLS# 522617  
Asking Price: **\$135,000**



**0 North Kirkman St.,  
Florence**  
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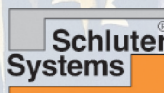
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# Why it pays to work with a real estate agent

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.





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