

July 2025

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Shoals Edition



WATERFRONT PROPERTY - located in a protective slough off Wilson Lake. **100' waterfront** with seawall, pier, boat slip, Seadoo lift, and fabulous concrete sun deck! This 3 level brick custom built home has everything you need to enjoy a large family home and lake life! Formal living, formal dining, kitchen open to den. Large primary bedroom with sitting area. His and her bathrooms. Upstairs you will find 3 more bedrooms, 1 3/4 bath, 22 x 12 bonus room, plus a walk in floored attic. The basement offers its own drive and garage, great for separate living quarters. Kitchen, rec rm/den, bedroom, bath, and extra room. This lovely home in **Pierrefonte Estates** has 51' x 12' deck on main level and same on basement level, therefore covered. All walls have been primed for your desired colors. Multiple built-ins throughout. Hardwoods, marble, tile, NO carpet! Don't miss out on this 5400 sq ft home! **\$1.2 M.** Call **BABS MOODY**/ Renaissance Realty 256-366-3090 for your private showing.

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TIMES
DAILY



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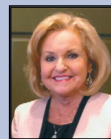
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Residential/Commercial
5136 HWY 17 - FLORENCE
3000sf+/- ... Commercial-Main Level
1,200sf+/- ... Residential-Upper Level
... \$230,000 ...




SHEFFIELD
109 Park Terrace Ct
3BR/2BA - 2,288sf+/-
Finished Basement
\$269,900



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



NEW LISTING
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



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



NEW LISTING
UNDER CONSTRUCTION
"The Grove" - 250 Randal Lane
5BR/4.1BA, 3879sf+/-, storm room,
\$989,900



NEW PRICE
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... \$335,400



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



SOLD
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



NEW CONSTRUCTION
200 Chestnut Oak Dr, Florence
3BR/2BA - 2482sf+/-... \$454,000



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



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



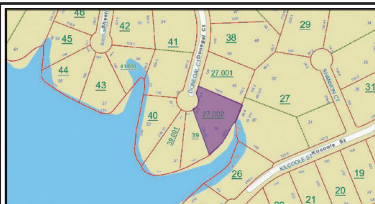
FLORENCE - 2 LOTS
Highland Ave - Zoned Multifamily
\$26,000



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



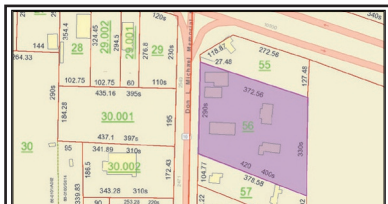
CHEROKEE - 3.0 ACRES+/-
Waterloo Landing - Lot 24
\$99,000



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



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



PENDING

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



PENDING

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



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



PENDING

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



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0 North Kirkman St., Florence
 150' X 150'
 MLS# 522616
 Asking Price: \$29,900



001 Veterans Dr., Florence
 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 Hightower, Florence
 Approx. 1.04 Acres
 MLS# 514356
 Asking Price: \$159,000
 PRICE IMPROVEMENT



GREAT INVESTMENT HOME
906 S Atlanta Ave, Sheffield
 2 Bedroom 2 Bath,
 Plus Bonus Room,
 Lot Size: 50'X150'
 MLS # 521236
 Asking Price: \$85,000

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SEE COVER AD/WATERFRONT/\$1.2M

PENDING



\$299K



HEATHER COURT, FLORENCE

- LOCATION! LOCATION!
- 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
- CEDAR PATIO HOME
- MLS # 518822

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

MOTIVATED SELLER



\$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

• CEDARS 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

**PENDING
IN 1 DAY!**



\$245K

107 CATHERINE CT

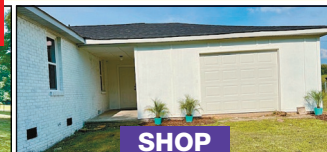
• CEDARS PATIO HOME

- 2 Bedroom, 2 Bath
- Large Living Room
- Dining + Brk Room
- Fireplace/gas logs
- Stainless Appliances
- Keeping Room or office
- Specialty Ceilings
- Covered Patio
- At end of Cul-De-Sac
- MLS # 523251

NEW LISTING



\$198K



SHOP

7070 CR RD 10, FLORENCE

- **REMODELED!!!**
- One Level
- 3 Bedrooms/ 1Ba
- Living Room & Den
- Lovely New Kitchen
- Stainless Appliances
- Dining + breakfast
- LVP throughout
- **SHOP/ garage**
- Nice Level Land
- Covered Front Porch
- MLS # 523282



DH

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235 Oldenburg Dr, Killen

Step inside this masterfully designed residence, where every detail reflects thoughtful upgrades beyond standard new construction. An inviting open-concept floor plan flows effortlessly from the spacious living area to the modern kitchen perfect for everyday living and entertaining alike. Outside, you will find a fully fenced yard, offering privacy and space for pets, play, or backyard gatherings. Located in a wonderful neighborhood known for its welcoming community and charm, this home is the perfect blend of style, function, and location. Come see the difference that true craftsmanship makes!



2005 CR 61, Florence • Offered at \$584,900

Now available in the highly sought-after St. Florian area, this stunning 4-bedroom, 2.5-bathroom home offers the perfect blend of modern design and comfort. Featuring a thoughtfully designed open-concept floor plan, the home boasts a spacious kitchen equipped with premium appliances, a large dining area ideal for entertaining, and a walk-in pantry for added convenience. Step outside to enjoy a resort-style pool and a privately fenced backyard—perfect for relaxing or hosting guests. This exceptional property truly has it all. Schedule your showing today!



69 CR 284, Florence • Offered at \$298,000

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.



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! \$649,900.



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32.1 +/- Ac with Cabin - Waterloo

Quiet, 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 11x20ft 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.



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



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, \$314,900



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.



Amazing 2.4 +/- Ac, 700' + Waterfront - Florence

This rare 2.4 +/- acre paradise in Pierrefont Estates with over 700' of waterfrontage 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 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 Ridged Cliff 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



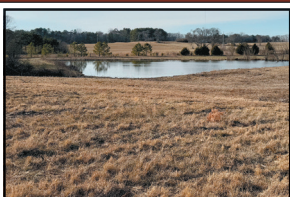
Lingerlost Landing Killen

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 300' + on CR 108. The property offers gently rolling pasture, is partially fenced, and includes a beautiful, 1+ acre pond. Will subdivide. 15 +/- Acres for \$259,900 and 10.67 +/- Acres for \$179,900.



1 Ac Commercial Lot - Killen

Great 1 +/- acre commercial lot in Killen. With road frontage Alabama St, this corner facing tract offers tremendous potential for many business ventures. \$97,500.



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. \$97,500.

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Real *estate* Deals of the Month



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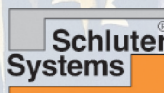
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The basics of home inspections

— by METRO NEWS —

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

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

inspections.

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

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

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

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

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

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



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5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
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FEBRUARY 2025						
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MARCH 2025						
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APRIL 2025						
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MAY 2025						
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JUNE 2025						
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JULY 2025						
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AUGUST 2025						
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SEPTEMBER 2025						
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OCTOBER 2025						
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NOVEMBER 2025						
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DECEMBER 2025						
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TM20024

6 strategies to get more organized

— by METRO NEWS —

When the new year arrives, many people focus on changes that can be implemented in the months of come. This time of year is a popular one to make resolutions to clean and organize homes and offices.

There are plenty of things that can use a little organizational attention. There's no ideal way to get organized. Whatever works is a good approach, but the following are six strategies to help individuals clear the clutter.

1. Utilize to-do lists

People tend to be less productive when they're storing all of their tasks in their brains. The first step to getting organized is to remove those plans from the head and put them down on paper or in some other tracking tool. A digital to-do list manager, for example, enables you to see all of your tasks, deadlines and due dates in one place so you can get things done more efficiently. Carry around a notepad or use the digital notes app on a phone to jot down thoughts and needs as they come up.

2. Corral your "smalls"

Smalls are keys, phones, chargers, wallets, headphones, and other accessories. When these items are grouped together, they're easier to find so you can stay on track. Invest in an attractive organizer and install it by the front door or another high-traffic area. You'll cut down on trying to find those smaller items when running errands.

3. Conquer clutter regularly

It's easy to be put off by cleaning and organizing when clutter has gotten out of control. Instead, by cleaning up items on a daily or weekly basis, it's much easier to keep ahead of clutter. Treat it like a daily job, including sorting mail and tossing unnecessary items; emptying waste pails; dusting the desk; deleting emails; and putting items back where they belong.

4. Categorize emails

Utilize the folder creation option from popular email providers to sort your messages. Drop messages that need attention into categories of your choosing, such as school, health and receipts. Then you'll know which folder to go into when searching for what you need, eliminating the time-consuming task of scrolling through a full inbox.

5. Give one; toss one

When bringing new items into the home, follow the procedure of giving away or throwing out one item for each new item that is received or purchased. This can help to tame clutter.

6. Mise en place your life

"Mise en place" is French for "put in place." It is used in the kitchen to refer to preparing and setting out all ingredients

needed in a recipe. The same concept can be used elsewhere. Lay out clothing on the dresser for the next day at work or school. Prep the foyer of a home with items you need, like an umbrella, shoes and paperwork. Organize backpacks so they're ready for the school day. Establish a to-go bag at work for items that need to be brought home.



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