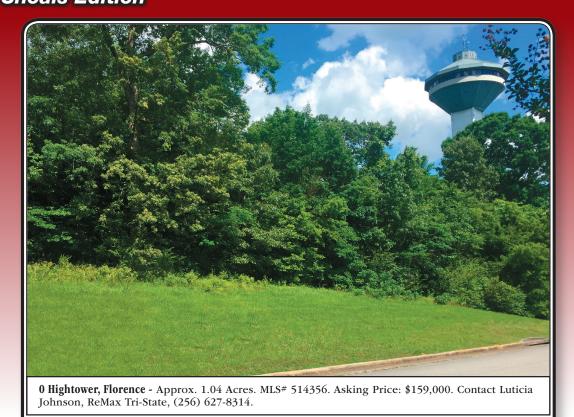


The ley Home Finder Shoals Edition Com



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

Lauderdale, Colbert, Franklin & Lawrence Counties





Renovations that help sell homes

by Metro News

The adage "there's a lid for every pot" suggests that, even in relation to the real estate market, there's bound to be a buyer for every home on the market. Price is a significant variable in the minds of potential buyers, but there are additional factors that can affect the impression people get of a given home.

Certain home features can tip the scales in favor of sellers. In fact, various renovations can help sell homes more readily. And these renovations need not cost a fortune. Putting a home on the market can be stressful, but these renovations may help it sell fast.

- A fresh coat of paint: Although painting is relatively inexpensive and a job that some do-it-yourselfers can tackle, it's not a task relished by many. Painting is messy, it takes time, and requires moving furniture. In fact, prepping a room for painting often is the toughest component of any painting job. But fresh coats of paint can create a strong first impression. Choose a neutral color and get painting. Jennie Norris, chairwoman for the International Association of Home Staging Professionals, says gray is a "safe" color that has been trending in recent years.
- Minor bathroom remodel: Remove dated wall coverings, replace fixtures, consider re-glazing or replacing an old tub, and swap old shower doors for fast fixes in a bathroom. If there's more room in the budget, replacing a tub, tile surround, floor, toilet, sink, vanity, and fixtures can cost roughly \$10,500, says HGTV. You'll recoup an average of \$10,700 at resale, making a minor bathroom remodel a potentially worthy investment.
- Redone kitchen: The kitchen tends to be the hub of a home. This room gets the most usage and attention of any space, and it's a great place to focus your remodeling attention. The National Association of the Remodeling Industry estimates that homeowners can recover up to 52 percent of the cost of a kitchen upgrade upon selling a home. Buyers want a functional and updated kitchen.

Trending features include drawerstyle microwaves and dishwashers, commercial ranges, hidden outlets, and even wine refrigerators.

• Updated heating and cooling system: Better Homes and Gardens reports that homeowners may be able to recoup 85 percent of the cost of new HVAC systems when they sell their homes. Heating, cooling and ventilation components are vital to maintain. You don't want buyers to be taken aback by an older system, and many millennial buyers are not willing to overlook old mechanical systems.

• Fresh landscaping: A home's exterior is the first thing buyers will see. If they pull up to a home with eye-catching landscaping and outdoor areas that are attractive yet functional, they're more likely to be intrigued. Often buyers will equate a home that features an impressive exterior with upkeep inside as well. The American Nursery Landscape Association says the average homeowner may spend \$3,500 for landscaping.

Improving a home's chances to sell quickly and at a higher price often comes down to making smart improvements that catch the eyes of buyers.





All real estate advertised in this publication is subject to the Federal Fair Housing Act of 1968, as ject to the Tederal Fair Housing Act of 1968, as profession of the Tederal Fair Housing Act of 1968, as 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

CRC Realty	ReMax TriState
Charlotte Blair3	Luticia Johnson
Rosemary Thompson3	
•	Southern Pride Pest Contro
Floored by Justin	
	Windows Again
Grigsby Properties	
Jeremy Grigsby2	Wood Floor Store
, , ,	
Listerhill Credit Union11	Woods Wholesale Carpet
<u>MARMAC</u>	
Briana Dolan7	
	TN Mallay d Jayasa F
Neese Realty	TNValleyHomeF
Shirley Neese	

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 Local Board



Courtney Embry VICE-TREASURER PAST PRÉSIDENT Local Board



Brett Black MLS PRESIDENT Local Board



.....10

Susan Beckett Affiliate Member Local Board



Three Years Local Board Director



Patti Thomas

Three Years Local Board Director



Brandy Gargis Two Years Local Board Director



Judy Young Two Years Local Board Director



Matt Gollev One Year Local Board Director



Carolyn Abston One Year Local Board Director

656776-1



REAL ESTATE THE REAL WAY

RESIDENTIAL | LAND | COMMERCIAL





129 Beechwood Drive - Killen

This move-in ready 3 bedroom, 1 bath house in the Killen area has had several recent updates. The large lot includes a fenced backyard, a recently installed patio area, covered parking for up to three cars, and a storage building. \$189,900



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. \$434,900.



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



1907 Orman St - Muscle Shoals Located just one block north of Avalon Ave, this 4 bedroom

hath house with a spacious basement and large lot is a mus bath house with a spacious basement and large not is a must see. The functional layout includes 2 bedrooms on the main floor and 2 bedrooms upstairs; a kitchen with generous counter space, island, and breakfast area; a formal dining room; and an inviting island, and breakes area, a formal tilling room, and an inviting living room. With a large playroom, office space, and workshop/ storage areas, the basement provides space for working and playing. A covered back porch opens to the privacy fenced backyard, which offers ample room for many uses. A workshop's storage area in the back of the garage includes a dedicated stairway to an unfinished bonus room. Numerous updates and ungrades have taken place since 2021, \$389,900



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 well house solar equipment building shooting house adder stands are included. 600 CR 146, Waterloo - \$349,900.00

acre paradise 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 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.

Amazing 2.4+/-Ac. 700'+ Waterfront -Florence This rare 2.4+/



Delaney Trace - CR 111 Killen

1035 Hill Drive - Counce, TN Charming, turn-key organic homestead with freestanding office/gym, custom Amish made greenhouse, a high tunnel

greenhouse, storage shed, and much more. The 2-bedroom

1-bath house features well-appointed industrial farmhouse decor and numerous upgrades throughout. This rare

opportunity includes most interior furnishings and decor, a paddle board, a kayak, a custom horseshoe pit, porch

furniture, a grill, and more. All animals present on the property at the time of contract will likely convey with the

sale as well. You're not just nurchasing a house you're

buying a ready-made, self-sustaining lifestyle. \$154,900

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.



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 onulent 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.



WWW.GRIGSBYPROPERTIES.COM

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



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!



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



25+/- Acres, CR 108 - Elgin Area

Scenic 25.67+/- acre tract on CR 108. The property offers gently rolling pasture, is partially fenced, and includes a beautiful 1+ acre pond. Owners will subdivide into 10.67 +/- acre tract and 15 +/- acre tract. \$399,900



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



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



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.



bellsouth.net

Rosemary **Thompson** Broker Assoc. (256)335-8882 CRS, GRI, ABR



"Experience and Trust You Can Count On"

Charlotte Blair REALTOR® (256)436-7118



charlotteblair realtor@gmail.com



201 New Providence Court

MARTHA'S VINEYARD! Opportunity is knocking ... see this exciting buy with open floor plan featuring great room with fireplace and formal dining both with specialty ceilings. Kitchen with breakfast area separated by bar. Split bedroom plan with 3 bedrooms and 2 baths. Large luxury master bath with 2 walk-in closets, jetted tub and shower, plus laundry room. Private deck on back waiting for you and your friends to enjoy summer bar-b-ques surrounded by private wood fenced back vard! Call now! \$299.900



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 \$299,900 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 plus 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.



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. \$82,500 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.





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. \$28,500 Call for appointment.



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.



O 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 you 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 you little piece of paradise. Grant City water. Call for an appointment. \$199,900.



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

#1 AGENT

"CONSISTENTLY" Shoals Area!



SHIRLEY NEESE

BROKER, CRS, GRI, SRES Cell: 256-335-6789 Office: 256-767-7000 Email: shirley@neesere.com www.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

"EXPERIENCE HAS IT'S REWARDS"

READY TO SELL? ... WE NEED LISTINGS! READY TO BUY? ... WE CAN MAKE IT HAPPEN!



5136 HWY 17 - FLORENCE

3000sf+/- ... Commercial-Main Level 1,200sf+/- ...Residential-Upper Level NEW PRICE ... \$225,000 ...



217 WESTMEADE CT - FLORENCE

2BR/2BA, 1,950sf+/-Patio home, fenced, appliances \$329,000



1131 ATLANTA ST. FLORENCE

3BR/2.1BA - 1900sf+/-Fenced - Recent interior painting \$219,000



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

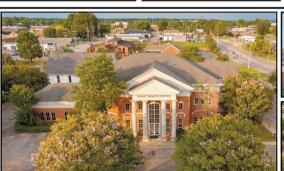
136 Allens Way, Florence-4BR/3BA, 2736sf+/-, Glazed cabinets, Granite, hardwood floors, Office, upper 4th BR/Bonus Rm/full bath ... \$535,400



UNDER CONSTRUCTION

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

"With over 40 years of real estate experience in the Shoals area. we are ready to guide you through every step of the buving or selling process. Let's get started -We are just a call away!"



201 E. DR. HICKS BLVD, FLORENCE

Medical office built in 1998 as a bank with dual drive thru and renovated in 2006 for current use with 14,477sf. Site consists of 1.38 acres corner of Dr. Hicks Blvd and Seminary Street. Ample parking with adjoining employee parking lot. Convenient access with high traffic count which enhances property opportunities! Beautiful building offered at \$3.2M. MLS 523538







Equal Housing Opportunity

WEBSITE: WWW.NEESERE.COM



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

PENDING

302 Kellylyn Landing, **Florence** 1589 CR 16. **Florence**



113 Jefferson St, Muscle Shoals 109 Jefferson St. Muscle Shoals 1567 CR 16, Florence

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



Waterloo Landing - Lot 31 \$44,900



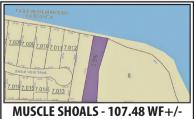
Donegal Ct - Peytona Points \$175,000



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



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



Eagle View Dr - Main Wilson Lake \$215,000



ROGERSVILLE - 2.8 +/- 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...

237 Ridgecrest Dr **Lakefront Living** at it's Finest!!

Welcome to your dream lake house - where luxury meets location! This stunning 2-story, 5 bedroom, 3.5 bath beauty sits just steps from the marina and minutes from Turtle Point Country Club & downtown Florence. You will love the open concept layout, vaulted ceilings & cozy fireplace - perfect for family gatherings or relaxing weekends.

"Find your Lakefront Life -- Call Patti"



1589 CR 16. Florence New Construction 4BR/2BA, 1972sf+/-\$350,900



109 Jefferson, Muscle Shoals 113 Jefferson, Muscle Shoals 1567 CR16. Florence



Luticia Johnson,

Associate Broker

(256) 627-8314



RF/MX I-STATE

1661 S. Wilson Dam Rd, Muscle Shoals, AL 35661 www.luticiajohnsonhomes.com



906 S Atlanta Ave. Sheffield

2 Bedroom 2 Bath, Plus Bonus Room. Lot Size: 50'X150' MLS # 521236

Asking Price: \$85,000



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

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





BRIANA DOLAN Realtor

256-483-9759

BRIANA@DOLAN-HOMES.COM

♦ 417 E MOBILE ST FLORENCE, AL 35630



607 E 12th St, Sheffield Offered at \$164,900

This house features a spacious floor plan with three large bedrooms, eat-in kitchen, updated bathroom and a completely unfinished basement. It's ready for a full bathroom downstairs and could have three additional bedrooms. This oversized lot also has a large detached storage shed that comes with the property.



12.6 Acres on CR 224, Florence Offered at \$184,900

Discover a rare opportunity to own 12.5 beautifully maintained acres in one of the most desirable areas just minutes from town. This property offers both privacy and prestige in a truly stunning setting.



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!



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!



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



WHOLESALE FLOORING, L.L.G. 256-757-9600

Astroturf • Residential • Commercial Carpets

- Luxury Vinyl Tile Hardwood
 Porcelain
 - Laminates
 Auto & Boat Carpet

Our ONLY Location is 7730 Hwy 72 E., Killen woodswholesale11@gmail.com

Mon, Tue, Wed, Fri 8am-5pm • Sat 8am-Noon • Closed Thur Jerry Woods, Owner • Nikki Woods-Fulmer & Leigh Woods, Sales



10

JSTERHILL 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





Karri Cummings

Mortgage Loan Officer

NMLS# 1701666

13400 Highway 43 Russellville, AL 35653

Cell: 256.324.0122

Fax: 256.978.6610

kcummings@listerhill.com



656816-1





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.

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.







4 Purcell Lane Leoma, TN

Scan with Smartphone



(931) 244-6557

How to upgrade your home to accommodate modern living

by Metro News

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

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

14

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

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

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

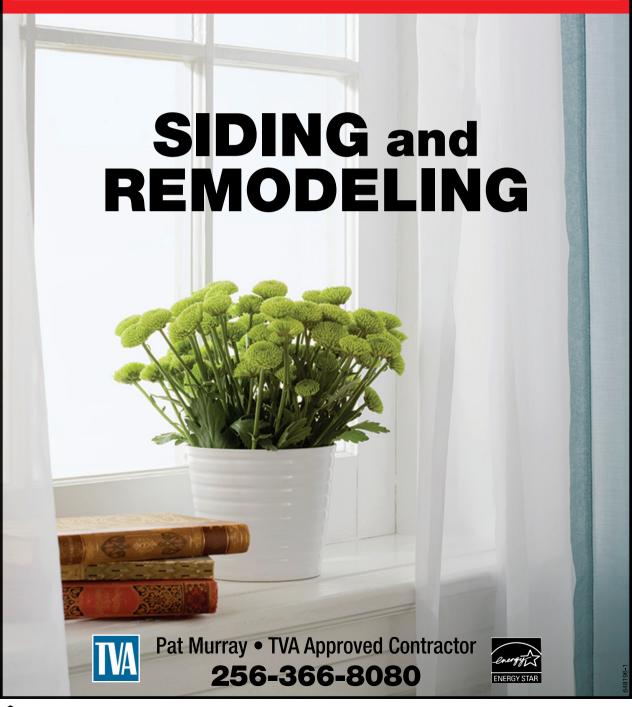
• Accessibility features: A home that can grow with its residents is advantageous. When choosing renovations, features like slip-resistant flooring, stylish grab bars and low-threshold or barrier-free showers can enable homeowners to age in place more comfortably.

people get the features they desire in a bedroom.

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

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

WINDOWS AGAIN REPLACEMENT WINDOWS





Please call for advertising information:

Renita Jimmar

256-740-5815 • renita_jimmar@timesdaily.com

Mara Beth Cravens

256-740-5811 • marabeth.cravens@timesdaily.com

2025 TNValleyHomeFinder.com Print Edition - Production Dates

January 2025									
S	M	Т	W	Т	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	Т	W	Т	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	Т	W	Т	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	Т	W	Т	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	Т	W	Т	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	Т	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	Т	W	Т	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	Т	W	T	F	S		
3		1	2	3	4	5	6		
7	7	8	9	10	11	12	13		
14	1	15	16	17	18	19	20		
2	l	22	23	24	25	26	27		
28	3	29	30	1	2	3	4		

OCTOBER 2025									
S M T W T F									
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			

16

November 2025									
S	M	T	W	Т	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	Т	W	Т	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
TM200						

Purple = 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



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 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