

November 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 \$869,900. Contact Patti Thomas, Licensed Realtor with Neese Real Estate Inc, 256-710-3783

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TIMES
DAILY

Budget-friendly ways to freshen up your home's exterior

by Metro News

As any homeowner knows, renovation projects tend to cost a lot of money. The average cost of a home renovation is difficult to gauge, as such endeavors run the gamut from complex projects like a kitchen overhaul to simpler ones like painting a room inside a home. Indeed, the National Association of the Remodeling Industry notes that scope is what drives the cost of a renovation project.

Though there might not be an “average cost” of a renovation project, homeowners can expect to spend thousands of dollars on projects that are not very small in scale. Navigating such an expense at a time when inflation remains high might be difficult for some homeowners looking to maintain the appearance of their home exteriors. However, there are many budget-friendly ways homeowners can tend to the exterior of their properties.

- **Power washing:** Power washing won't break the bank but it can revive the look of a home. Power washing removes dirt and grime from the siding of a home and a power washing can be used to clean porches, walkways and patios as well. Hardware chains like Home Depot and Lowes typically rent power washers, but homeowners who don't want to do it themselves can hire a professional for a few hundred dollars, if not less. Power washing after winter can be a good idea, as the elements can take a toll on a home's exterior. A good power washing before spring and summer entertaining season can thus give a home a fresh, clean look without breaking the bank.

- **Furnished front porch:** A furnished front porch can serve as a welcome sign to neighbors and provide a great place to relax with a morning cup of coffee and a good book. Homeowners with a small porch won't need to bust their budgets to upgrade their front porch furnishings. Some small chairs with bright cushions, a small table and a rug underfoot can revamp an entryway at low cost.



- **Window box installation:** Installing window box planters is another cost-effective way to brighten up a home's exterior. Homeowners can hang window boxes outside windows on the front of their homes and then fill them with brightly colored flowers to add an inviting pop of color to their home exteriors. The experts at Better Homes & Gardens urge homeowners to take weight into consideration before buying window planters. Keep in mind that soil and developed plants can be heavy, so look for a sturdy box as well as one that has drainage holes.

- **Replace hardware:** Another simple way to freshen up a stale exterior is to replace hardware. Door knobs, knockers, house numbers, and even the mailbox can appear dated after a while. Replacing these items is inexpensive and quick but can have a profound impact on how the exterior of a home appears to residents and visitors.

Exterior renovations need not break the bank. Various simple and inexpensive tweaks can quickly revitalize the exterior of a home.

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

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1668 EDMONT DR - FLORENCE
2BR/2BA one level home with 1640 sf+/-,
appliances, hardwood floors, fence
backyard ... \$229,000



2208 GUSMUS DR - MUSCLE SHOALS
5BR/2.1BA - 3188sf+/-
one level brick home
Appliances, Inground Pool
\$274,900



PENDING
217 WESTMEADE CT - FLORENCE
2BR/2BA, 1,950sf+/-
Patio home, fenced, appliances
\$275,000



NEW CONSTRUCTION
Kilburn Beach - 325 CR 322, Florence
3BR/2BA - 1635sf+/-
Granite, Appliances
\$318,900



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



**NEW CONSTRUCTION
WATERFRONT**
237 Ridgecrest Dr, Florence
5BR/3.1BA, 2947sf+/-, 108.10'WF+/-
NEW PRICE \$869,900



NEW CONSTRUCTION
"The Grove" - 250 Randal Lane
5BR/4.1BA, 3879sf+/-, storm room,
\$1,027,935



NEW CONSTRUCTION
"The Grove" - 118 Randal Lane
4BR/3.1BA, 3574sf+/-, safe room,
outdoor kitchen/fireplace \$947,110



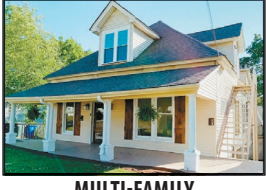
NEW CONSTRUCTION
115 Jefferson St, Muscle Shoals
3BR/2BR - 1,733sf+/-
\$339,900



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



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



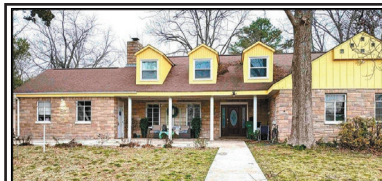
MULTI-FAMILY
304 Plum St, Florence
3-unit rental - remodeled • \$275,000



NEW CONSTRUCTION - 3 Homes
96, 108 & 120 Vaughn Ave - Killen
3BR/2BA - 1520sf+/-
Open Floor Plan - \$309,900 each



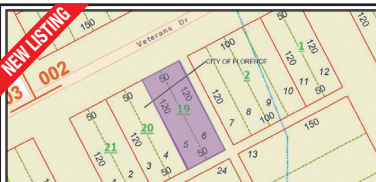
110 Creekwood Cr, Florence
3BR/2BA one level home, 2120 sf+/-,
appliances, hardwood floors,
fenced backyard ... \$294,900



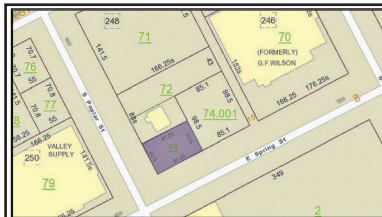
406 N. Commons St W, Tusculumbia
2,640sf+/-, 3BR/1.1BA main level
upper level 1BR/1BA, separate apt
\$349,900



Veterans Dr, Florence
Lots 1 & 2 -- 50'x 120'+/-
Corner of Jones St/Veterans Dr
High traffic area -- \$45,000



Veterans Dr, Florence
Lots 5 & 6 -- 50'x 150'+/-
Corner of Jones St/Veterans Dr
High traffic area -- \$45,000



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



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



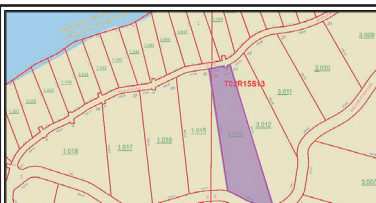
FLORENCE - 5 LOTS
Veterans Dr - Near Hospital
\$59,000



CHEROKEE - .49 ACRES+/-
Waterloo Landing - Lot 31
\$44,900



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



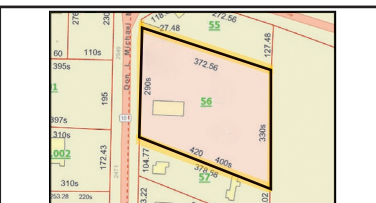
CHEROKEE - 3.0 ACRES+/-
Waterloo Landing - Lot 24
\$99,000



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



MUSCLE SHOALS - 107.48 WF+/-
Eagle View Dr - Main Wilson Lake
\$215,000



ROGERSVILLE - 2.8 +/- ACRES
Hwy 72/101 Corner - Metal building
on property .. \$1,000,000





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



237 Ridgecrest Dr, Florence
 Lakefront Living at it's Finest - Waterfront
 New Construction - 5BR/3.1BA, 2947sf+/-, 108.10'WF+/
 ...\$869,900...



NEW CONSTRUCTION
 325 CR 322, Florence
 Kilburn Beach - 3BR/2BA, 1635sf+/-,
 granite, appliances - Public boat launch
 nearby - \$318,900



1668 Edgemont Dr - Florence
 2BR/2BA, 1640sf+/-, appliances,
 hardwood floors, fenced backyard
\$229,000



2208 Gusmus Ave, Muscle Shoals
 5BR/2.5BA - 3188sf+/-sf+/-, bonus
 room, full basement, inground pool
\$274,900



NEW CONSTRUCTION
 115 Jefferson St, Muscle Shoals
 3BR/2BA - 1733 sf+/-
\$339,900

Did you know?

by Metro News

Homeowners with an eye on home improvement projects should know that kitchens and bathrooms tend to be the most costly rooms to renovate. An affiliate of the National Kitchen and Bath Association told Architectural Digest in 2023 that kitchens and bathrooms require the most labor-intensive renovations, which contributes significantly to the high costs of such projects. Labor is indeed a significant cost when renovating a home, as the



Construction Labor Market Analyzer indicates labor cost percentages in construction are between 20 and 40 percent of the total budget of a given project. The final cost of any renovation project will depend on a host of variables unique to each home, including the square footage of the room being remodeled and the

materials homeowners choose. However, homeowners looking for less costly renovations may want to consider revamping their dining rooms and closets, each of which are projects that can make a difference and tend to require a less significant financial commitment than projects like kitchen and bath remodels.



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New Construction - Delaney Trace - Killen

This 4 bed, 2 bath brick house with Bonus room offers 2524 sq. ft. of living space with an open floor plan. 131 Hummingbird Way



New Construction - Delaney Trace - Killen

This 4 bed, 2 bath brick house with Bonus room offers 2160sq. ft. of living space with an open floor plan. 120 Hummingbird Way



New Construction - Delaney Trace - Killen

This 3 bed, 2 bath brick house with Bonus room offers 2466 sq. ft. of living space with an open floor plan and office. 110 Hummingbird Way



50 Ronald Drive - Killen

This completely remodeled 3 bed, 2 bath house offers over 1518 sq ft of living space. Could be used for residential or commercial. \$269,900



985 LaGrange Rd - Tusculumbia

Peaceful country living in Spring Valley. This nice 1247 +/- sq. ft., 2 bed, 2 bath, brick house is perfectly situated on a large 2 +/- acre tract on LaGrange road. The level property offers a handy barn for many needs. \$205,000



New Construction - Delaney Trace - Killen

This 3 bed, 2 bath brick house with Bonus room offers 2586 sq.ft. of living space with an open floor plan. 121 Hummingbird Way



1006 N. Wood Avenue - Florence

Additional Lot Now Included! Historic Craftsman in the heart of Florence. This 4 bedroom, 2 bath house sits on a a roomy .38 +/- acre tract and 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. \$399,900



House, Barns, 9.45 +/- Acres - Florence

Peaceful country living just minutes from Cox Creek Pkwy. This quaint mini farm offers a 2350 sq. ft., 4-bedroom, 3-bath home on 9.45 +/- acres featuring a livestock barn, a 40' x 80' enclosed pole barn with 15' x 80' open overhangs, a portable small building, and a creek. The rolling land features fenced pastures, woods, shooting houses, well and city water, and many fruit trees. If you are dreaming of a homestead with ample space for livestock, farming, storage, etc, this is a must see. 1511 CR 74, \$474,900



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.



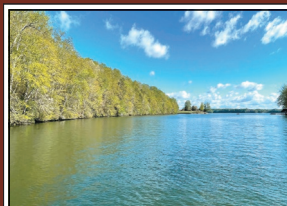
Unrestricted 7 +/- Ac - Anderson

Level to rolling, wooded and open, 7 +/- acres in the Lexington area. This unrestricted property offers over 1000' of road frontage on CR 88 and over 300' on CR 506. Enjoy country living just minutes from Lexington and Anderson city limits. \$42,500



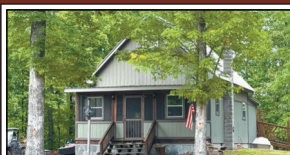
855 Turtle Cove WF Lot - Killen

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

3 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.



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 11x20 ft detached storage building/garage, well house, solar equipment building, shooting house, and 4 ladder stands are included. 600 CR 146, Waterloo - \$349,900.00



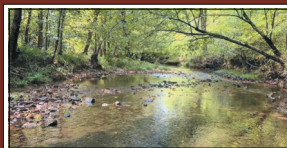
3.6 Ac CR 88 - Anderson

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



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.



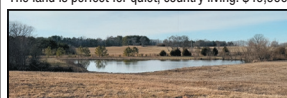
68 +/- Ac on Six Mile Creek - Killen

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



3.92 +/- 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 - \$82,500.



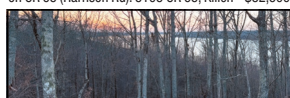
25 +/- Acres, CR 108 - Elgin Area

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



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



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. \$92,000.



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Asking Price: \$135,000



MOTIVATED SELLER
0 Hightower, Florence
Approx. 1.04 Acres
MLS# 514356
**Asking Price: \$159,000
PRICE IMPROVEMENT**



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



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

Did you know?

by Metro News

Vinyl siding is not something that many homeowners may consider painting, but it can be done. However, some contractors may not recommend it as the best option to overhaul a home. Painting siding means it will only be as durable as the paint used. It's also essential to determine if painting vinyl will void any warranties. Wood or engineered wood or fiber cement siding tend to be better options than vinyl should you want to switch colors down the line. But

vinyl siding can be painted if it is done right, and it can be an affordable way to change the look of a home without investing in new siding. According to Benjamin Moore Paints, vinyl siding that will be painted will need to be cleaned thoroughly, including the removal of any mildew, chalk or dirt, to enhance paint adhesion. Pitted or porous vinyl siding always must be primed, but others may not require priming. Choose an exterior paint designed for painting on vinyl. Benjamin

Moore has a palette called Colors for Vinyl that can be used in select exterior paint lines. Two coats of paint are recommended. According to BobVila.com, paint for vinyl has acrylic and urethane resins that accommodate the expansion and contraction of vinyl and help the paint stick. Also, for the best results, the home improvement experts on the site advise painting when temperatures are mild and there is low relative humidity and an overcast sky.



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

buyfromrt@bellsouth.net



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Charlotte Blair
REALTOR®
(256)
436-7118



charlotteblairrealtor@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 yard! Call now! \$284,900



106 Royal Oak Road

SOMEONE CARED And it's reflected in the immaculate condition of this 3 BR, 2 1/2 bath brick home located in Oak Hill Subdivision. Great room with fireplace and gas logs, primary bedroom with remodeled bath, formal dining, eat-in kitchen and laundry room on main level. Upper level features 2 BR's, bath and a large computer room or 4th bedroom. Extra lot, privacy wood fenced back yard! You'll love to call this home! \$334,900 Call now!



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 \$289,900 Call for appointment!



612 E. Tuscaloosa Street, Florence, AL

A CALL FROM THE PAST!!! You will love this updated 3 BR, 2 bath featuring hardwood floors, new shelves, and appliances 5 years ago. Hall pantry, large laundry w pantry and laundry sink. Master bedroom with walk-in closet, master bath with tub and shower. All new flooring in last 5-7 years, except 2 BR's, hot water heater approx 5 years old, roof approx 7 years old. 2 carports, 1 garage (small part of garage is air conditioned). Central heat and air approx 10 years old! Nothing to do but move in! Call for your appointment now! \$279,900.



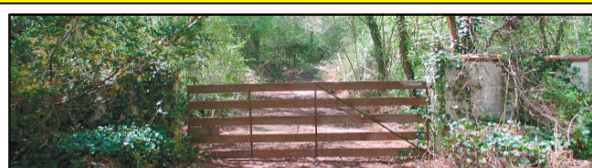
205 S. Mulberry, Tusculmbia, AL

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! \$70,000. Call for appointment.



1211 E. Decatur St., Tusculmbia, AL

TUSCUMBIA-Need 4 bedrooms? This 2 story 4 bedroom 1 1/2 bath located in Tusculmbia 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. \$78,500 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.



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.



**1085 Tennessee Ave.,
Tuscumbia • \$249,900**

Move in Ready! Beautiful 4 bedroom and 3 bath home located in RainTree Subdivision, sitting on a 1.33 acre, additional lot included. Recent upgrades!



302 W 6th Street, Tuscumbia • \$299,900

2 houses on one lot. The welcoming front porch sets the tone for this home's southern charm—perfect for enjoying the mornings or visiting with friends! Located in downtown Tuscumbia, this beautiful 4-bedroom, 2 bath home is full of character! **BONUS:** There is a 1,056 sq ft guesthouse with two bedrooms and a full bath, offering so many possibilities for guests, rental income, or a studio.



2509 E 15th Ave, Sheffield • \$49,900

This spacious property offers a large home with two separate buildings and a detached garage/workshop at the rear — perfect for anyone needing extra space. With plenty of room to spread out, this could easily serve as a large family home with a potential mother-in-law suite.



1207 S. Montgomery, Sheffield • \$175,000

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.



**909 Burgess Street,
Russellville • \$242,000**

Discover this stunning 3-bedroom, 2-bath home located in the heart of Russellville, within the peaceful Burgess Lake Subdivision. This home has been completely updated, featuring brand-new kitchen cabinets, countertops, stainless appliances, fresh paint, gorgeous luxury vinyl flooring throughout and much more!. Conveniently located less than 5 minutes from Russellville schools, shopping, and dining, or take a leisurely stroll around the scenic lake nearby.



Where Dreams And Imagination Come Together!



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



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How to boost home value before selling

by Metro News

People considering buying or selling a home are facing a unique market. The real estate market has been in flux for several years, and high interest rates have made it more expensive to borrow.

The Mortgage Bankers Association is projecting that 30-year mortgage rates will level out to 6.5 percent for the foreseeable future. That means that people who have been waiting for changes in the real estate market could be disappointed, and hesitant buyers may finally just bite the bullet and buy even if mortgage rates are not where they hoped they'd be in 2025. Homeowners with properties they are considering listing for sale would be wise to make certain changes that will help garner the best prices from buyers.

Make kitchen and bath improvements

The kitchen is the heart of many homes. Real estate agents may recommend that homeowners make minor to moderate kitchen upgrades like resurfacing cabinets, upgrading countertops and changing fixtures or



hardware to give the room an overhaul.

Homeowners also should look to bathroom updates as smart investments that can improve home value. Katie Severance, author of *The Brilliant Home Buyer*, characterizes kitchens and baths as “money rooms” that add the most value to a home.

Declutter the home

Homeowners should clean out items they no longer need. Decluttering can make a space feel bigger, which is beneficial in a market where open concept floor plans remain popular among home buyers.

When buyers walk through a prospective home, they want to envision themselves living there, something that is more easily done if the home isn't overrun with the current homeowner's belongings.

Get to painting

Painting a home is a cost-effective renovation with a lot of oomph. Freshly

painted rooms appear clean and updated, says HGTV, and that can appeal to buyers. Homeowners should choose neutral colors to accommodate the widest array of potential buyers.

Improve the landscaping

The exterior of a home is the first thing potential buyers will see as they roll up to view a property or look at a listing online. Homeowners should start by evaluating and enhancing the landscaping. Ensure the lawn is well-maintained and add plants that provide color without a lot of maintenance.

Expand usable space

Homeowners can think about adding to the usable space in a home. This translates into finishing basements or attics or even converting garages to rooms. Or it may involve adding a three-season room.

Homeowners can consider a number of improvements to increase the resale value of their properties.

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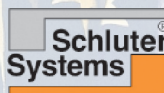
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Tips to make a bedroom a more relaxing space

by Metro News

Homes are often characterized as sanctuaries. A home's interior spaces can provide a respite from the hustle and bustle of daily life no matter what's going on in the outside world.

Perhaps no space inside a home should be more relaxing than a bedroom. But bedrooms are not impervious to the hectic pace of life unless homeowners make a concerted effort to transform these spaces into relaxing respites. By implementing a variety of strategies, homeowners can ensure bedrooms embody the notion that homes are sanctuaries for their residents.

- Install new window treatments. Blinds, curtains, shades, and other window treatments come in a variety of styles and colors, ensuring there's at least one out there that can match an existing design scheme in a bedroom. Window treatments can be utilized to create a cozy vibe in a bedroom, blocking out lights from outside, including natural light from the sun and moon but also street lamps and decorative lights from neighboring properties. This can ensure bedrooms are a peaceful and welcoming

respite when homeowners and residents return home each night.

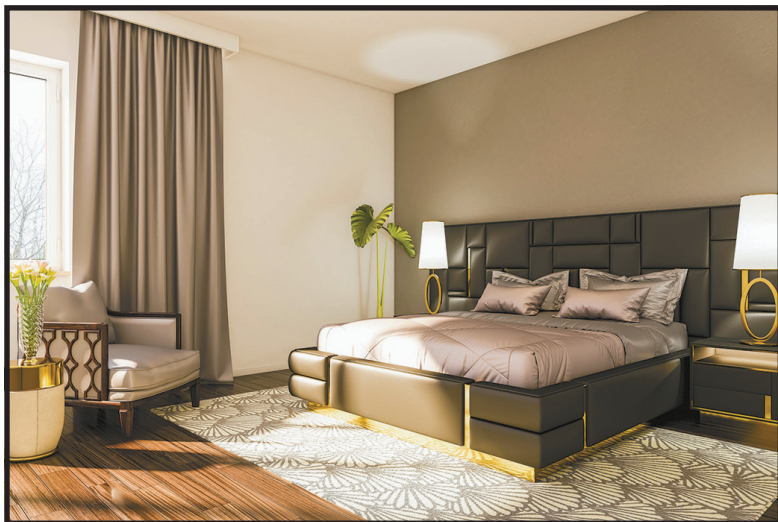
- Make the room a device-free zone. If escapism is an end goal, then turning a bedroom into a device-free zone is a must. Televisions, tablets and smartphones ensure the distractions and stressors of everyday life are never too far away, so removing these devices from bedrooms can help to establish a more peaceful bedroom environment. In addition, the National Sleep Foundation reports that using devices in a bedroom tends to reduce sleep duration by delaying the time users go to sleep.

- Reconsider the lighting. Bedroom lighting is another variable that merits consideration when trying to transform the space into a more relaxing room. Ambient lighting can be utilized to create a soft and welcoming atmosphere in the room. Dimmable lights also allow residents to adjust the amount of light depending on

the time of day. Lights can be bright when getting dressed in the morning, and then turned down when residents are going to bed and want to unwind before closing their eyes.

- Clear out clutter. A cluttered bedroom is more than an eyesore. The Royal Australian College of General Practitioners notes that clutter can contribute to anxiety and adversely affect individuals' ability to sleep and focus. Examine bedrooms to see if there is any unnecessary or overly bulky furnishings that make the spaces feel cramped and cluttered. Remove those items when possible, or consider working with a contractor to expand the room if budget and space allows.

Bedrooms can be respites within the larger sanctuary that homes are meant to be. That's especially so when residents implement strategies to transform bedrooms into more relaxing spaces.





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FEBRUARY 2025						
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TM20024



5 outdoor projects that add value

by Metro News

Exterior renovations can enhance the appearance of a property and make it more enjoyable for homeowners. Certain renovations have the potential to add value to a home, while others may do the opposite. Learning which one have the largest return on investment can help homeowners select features that will have the most positive impact. Curb appeal goes a long way toward attracting potential buyers. According to the National Association of Realtors, first impressions of a property have a strong influence on buyers. Landscaping and external features can do much to influence such impressions.

- **Lawn care program:** Investing in a lawn care program that consists of fertilizer and weed control application and can be transferred over to a subsequent home owner is an attractive feature. NAR says such a care program can recover \$1,000 in value of the \$330 average cost, or a 303 percent ROI.
- **Low-maintenance lifestyle:** When choosing materials for projects, those that offer low-maintenance benefits can be preferential. These include low-maintenance patio materials, composite decking, vinyl fencing, and inorganic mulched beds.
- **Fire pit:** A fire pit can be used for much of the year. In the spring and summer, the firepit is a great place to congregate to roast marshmallows or sip wine and gaze into the fire. In the fall, the fire pit can make for a cozy retreat. A fire pit that has a gas burner is low-maintenance, and the National Association of Landscape Professionals says that most can recoup about \$4,000 of their \$6,000 average price tag.
- **Softscaping:** Hardscaping refers to structures like outdoor kitchens or decks. Softscaping involves the living elements of the landscape. Hiring a landscape designer to install trees, shrubs, natural edging, and rock elements can do wonders toward improving the look and value of a home.
- **Pool or water feature:** In certain markets, particularly hot climates, a pool or another water feature is a must-have. However, in other areas where outdoor time is limited, a pool or water feature can actually lower the value of a home. Speaking with a real estate professional can give homeowners an idea of how a pool will fare in a given neighborhood.

Outdoor improvements can improve the marketability of a home, as well as enhance its appearance and function.



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