

TN Valley HomeFinder.com

Shoals Edition



201 E. DR. HICKS BLVD – FLORENCE, AL - Built in 1998 for Colonial Bank with a drive thru and renovated in 2006, this 2.5-story medical office building is located in downtown Florence with 257' on E. Dr. Hicks Blvd and 282.82' of frontage on Seminary St in a high-traffic area (14,340 vehicles/day per ALDOT). Currently a single-tenant facility, it offers approximately 14,477+/- (1st Floor 7,315+/-; 2nd Floor 6,116+/-, 3rd Floor 1,046+/-). The interior features multiple waiting rooms, exam rooms, private offices, reception/file area, kitchen, breakroom, and a wonderful conference room. Finishes include marble, ceramic, vinyl tile, and carpet, with extensive built-in cabinetry. The 3rd floor is used for storage. 79 available parking spaces. Offered at \$2,950,000Contact Shirley Neese, Neese Real Estate Inc., 256-335-6789 for showing appointments and additional information.

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

Lauderdale, Colbert, Franklin & Lawrence Counties



Call Your Local **REALTOR®** Today!

Visit Shoals Area Listings at:
TNValleyHomeFinder.com

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.

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.

INDEX

<u>CRC Realty</u>	<u>Neese Realty</u>
Charlotte Blair11	Patti Thomas2
Rosemary Thompson11	Shirley Neese3
<u>Exit Realty</u>	<u>ReMax TriState</u>
Cindy Moss7	Luticia Johnson.....9
<u>Floored by Justin</u>15	<u>Southern Pride Pest Control</u>6
<u>Grigsby Properties</u>	<u>Wood Floor Store</u>13
Jeremy Grigsby5	
<u>Listerhill Credit Union</u>4	

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
VICE-TREASURER
Local Board



Courtney Embry
PAST PRESIDENT
Local Board



Brett Black
MLS PRESIDENT
Local Board



Susan Beckett
Affiliate Member
Local Board



Lydia Collins
Three Years
Local Board
Director



James Day
Three Years
Local Board
Director



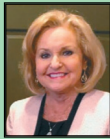
Brandy Gargis
Two Years
Local Board
Director



Judy Young
Two Years
Local Board
Director



Matt Golley
One Year
Local Board
Director



Carolyn Abston
One Year
Local Board
Director



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**



304 Plum St, Florence
 Great investment opportunity, 3 units,
 currently leased, downtown location
 **\$275,000**



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



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



502 N. Court St, Florence
 1.44 acres+/-, 6,500sf+/- office space,
 prime downtown location
 **\$1,950,000**



3651 Cole Ave, Florence
 Well maintained church building,
 3906sf+/-, pastor's office, kitchen
 facilities, ample parking & much more
 **\$425,000**



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



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

Did you know?

by Metro News

While home buyers typically take their time to examine each room and space inside and outside a home before making an offer, real estate experts note that two rooms in particular seem to merit the closest inspection among prospective buyers. Kitchens and the bathroom in an owner's suite can dramatically increase

the value of a home. They recommends that homeowners consider their neighborhood and identify their target buyers prior to beginning a kitchen or

owner's suite renovation, as such variables can provide direction and inspiration when refurbishing these widely valued areas in a home.



671422-1

SP301.46

#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

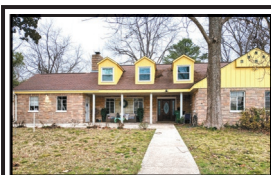


HISTORIC DOWNTOWN
101 S. COURT STREET,
Florence, Alabama 35630

"EXPERIENCE HAS IT'S REWARDS"

READY TO SELL? ... WE NEED LISTINGS!

READY TO BUY? ... WE CAN MAKE IT HAPPEN!



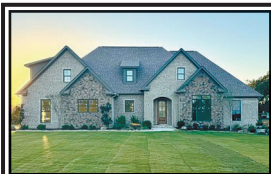
406 N. COMMONS ST W, TUSCUMBIA
3BR/1.5BA main level
1BR/1BA separate apt - upper level
Corner Lot - Two Lots - \$334,900



RIVERMONT - SHEFFIELD
134 Rivermont Dr - 2.02 Acres +/- Complete
remodel, 4BR/3BA, 3333sf +/-, finished
walk-out basement ... \$ 485,000



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



108 VAUGHN AVE - KILLEN
New Construction - 3BR/2BA
1,520sf +/-, All appliances
Sale - \$309,900
Rent - \$2500/mo, \$1,500 Deposit



120 VAUGHN AVE - KILLEN
New Construction - 3BR/2BA
1520sf +/-, all appliances
Sale - \$309,900
Rent - \$2,500/Mo - \$1,500 Deposit



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



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



PENDING
110 Creekwood Cr - Florence
3BR/2BA one level home
2120sf +/-, fenced - \$294,900



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 \$2,950,000



302 W. DR. HICKS BLVD, FLORENCE

Prime commercial office building is located in a high-traffic area in downtown Florence, AL. First level (4,113 SF) features multiple offices, exam rooms, a spacious waiting/reception area, kitchen/restrooms. Second level (2,145 SF) includes add'l offices, storage space, a library, employee lounge/restroom. Lower level (2,492 SF) has its own private entrance with offices, treatment rooms/restroom. Property is currently leased with the lease expiring December 2026. Offered at \$1,175,000.

LISTERHILL 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

Make an
appointment
with *Karri*
today!



Karri Cummings

Mortgage Loan Officer

NMLS# 1701666

13400 Highway 43
Russellville, AL 35653

Cell: 256.324.0122

Fax: 256.978.6610

kcummings@listerhill.com





REAL ESTATE THE REAL WAY

RESIDENTIAL | LAND | COMMERCIAL

256-757-1008



JEREMY GRIGSBY &
JASON GRIGSBY

WWW.GRIGSBYPROPERTIES.COM



1435 CR 479 - Lexington

Country estate with lots of potential. This 19+/- ac tract includes a 1716 sq ft house with basement, detached garage/workshop, a 14x48ft mobile home, portable carports, storage buildings, and 4 barns. The land offers over 2500ft of frontage on 2 roads, a small pond, a spring, level to rolling terrain, open pastures, and woods. \$319,900



339 Main Street - Waterloo

Restaurant/Business opportunity in downtown Waterloo. This unique property offers a 1000+/-sq ft building with 2 restrooms, currently built out for a restaurant and gift shop. Restaurant contents convey with the property. An additional 450+/-sq ft block building is located on the back of the lot. The property is also available for a reduced price if the restaurant contents are not conveyed. \$99,900



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



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 2586 sq.ft. of living space with an open floor plan. 121 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. \$264,900



985 LaGrange Rd - Tuscumbia

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. \$199,900



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 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



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

Breathtaking 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.



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. **20 LOTS LEFT!**



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.



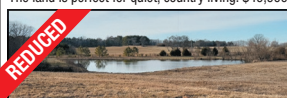
68+/-Ac on Six Mile Creek - Killen

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.



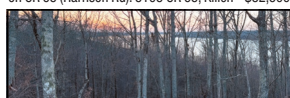
25+/- Acres, CR 108 - Elgin Area

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. \$387,500



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



3 Acre Lot in Waterloo Landing - Cherokee

Scenic views around 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.



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



1407 Colorado Ave., Florence • \$159,000

This is the perfect home for a first-time buyer or anyone looking to downsize! Completely renovated from top to bottom, this 2-bedroom, 2-bath home is truly move-in ready. Centrally located, you're less than 5 minutes from downtown Florence, UNA, parks, shopping, restaurants, and the beautiful Tennessee River.



510 W Pilgrim, Muscle Shoals • \$159,000

Look at this 3-bedroom (possible 4th) home located in the heart of Muscle Shoals! With just a little TLC, this property could be the perfect place to call home. Don't miss the opportunity to make this yours.



2302 Shade Ave, Florence • \$249,000

Beautifully updated 4 BR, 3 BA home situated on a large lot in a convenient Florence location. Step inside to find a bright, open layout featuring gorgeous new laminate and tile flooring, fresh paint, and elegant wainscoting that adds a touch of elegance. The kitchen is holiday-ready with brand-new cabinets, granite countertops, stainless steel appliances, and a stylish subway tile backsplash. There's an additional room ideal for a home office, craft room, or potential 5th bedroom. Each room features thoughtful details and beautiful accent walls that make this home truly stand out. Outside, enjoy a large yard with plenty of room to relax or play, plus a workshop for storage, hobbies, or projects.



**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.

Tech upgrades for your home entertainment space

by Metro News

Life in the twenty-first century can feel like it's moving at breakneck speed. Perhaps nowhere is that feeling more pronounced than within the technology sector, where new products are often upstaged by more advanced models, sometimes within a few weeks of an item's initial release.

The speed with which technology advances can make it difficult to keep up. However, it's important to note that software updates can bring devices up to speed in a matter of minutes, often at no cost to users. That can quiet concerns some may have about investing in entertainment room technology. For those ready to move forward with their entertainment room remodel, these tech upgrades can take such spaces to the next level.

- **New television:** Consumers who like to watch television but are not necessarily into what makes certain televisions more suitable to their viewing habits than others may find their heads spinning when they begin their search for a new device. Indeed, the alphabet soup of OLED, QLED, 4K, and other television styles can be difficult to navigate. If confusion reins over your television shopping trips, it might help to identify what you watch most often and then find the type of TV that most suits your viewing habits. Though opinions vary and consumers should always trust their own eyes, the United Kingdom-based Smart

Home Sounds recommends OLED televisions for movie and television lovers as well as gamers who require fast response times. Sports fans may benefit by prioritizing refresh rate when shopping for a new television. Though refresh rate is not the only variable to consider, a faster refresh rate can ensure games don't look fuzzy when the action picks up.

- **Speaker system:** Surround sound can take any entertainment setup to the next level. Modern televisions are slim and that sleek design does not always translate to great built-in sound. Though some recent models feature dramatically improved built-in sound capabilities compared to

rear speakers in place.

- **Lighting:** Entertainment room lighting can be easy to overlook, particularly when consumers go down the television and sound system rabbit holes. But the right lighting can set the perfect tone in an entertainment room. The decision of which lighting to go with should include consideration of how the space will (or won't) be used when you aren't watching the latest blockbuster or big game. If the room is exclusively for movies or big games, then lighting that calls to mind a movie theater, complete with LED strip lights on the walls, is an option worth considering. If the entertaining space is your living room and a



their slim screen ancestors, a home theater system featuring superior sound is still a must. A home theater surround sound system with subwoofer and Bluetooth connectivity can greatly improve the viewing experience no matter what's on-screen. For consumers working on a tight budget, a soundbar that can be upgraded with additional surround sound speakers down the road can be a great way to slowly build a theater-like sound system in your living room. When purchasing a surround sound system, consumers also can consider speaker stands that hold larger

space where you're just as likely to read a book as enjoy a family movie night, then recessed lighting in the ceiling with dimmable bulbs allows you to pivot back and forth between lighting schemes depending on how the room is being used at any given moment.

It's easy to get lost when considering tech upgrades for an entertainment room. But pairing the right television with great sound and appropriate lighting can make for a consistently impressive viewing experience.



Luticia Johnson,
Associate Broker
(256) **627-8314**

**merry
christmas**



RE/MAX®
TRI-STATE



Each Office Independently Owned and Operated

MLS

1661 S. Wilson Dam Rd, Muscle Shoals, AL 35661

www.luticiajohnsonhomes.com



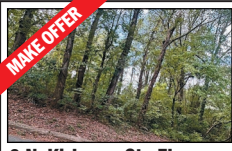
**911 Davison Ave,
Muscle Shoals**

2,070 sq.ft
3 bdrm 2 bath
MLS # 525237

**Asking Price:
\$206,400**



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



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



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



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



**3348 CR 27,
Florence**
MLS # 525688
3 Bedroom, 1 Bath
1155 sq. ft+/-
**Asking Price:
\$179,900**

Buy • Sell • Trade

TN ValleyStuff
.com

**Search thousands
of Classifieds!**

Affordable ways to make homes more appealing to modern buyers

— by METRO NEWS —

Home trends come and go. Today's must-have items tend to become tomorrow's outdated features in the blink of an eye.

Homeowners who plan to stay in their current homes for years to come needn't prioritize modern trends over personal preferences. However, homeowners looking to sell their homes can consider these favored features to increase their properties' appeal to modern buyers.

- **Separate laundry room:** According to the National Association of Home Builders' 2021 What Home Buyers Really Want report, a separate room dedicated to laundry was the most desired feature among prospective home buyers. Though it might not inspire the awe of an outdoor living room or floor-to-ceiling windows overlooking a wooded backyard, a laundry room fills a direct and universal need. Perhaps that's why 87 percent of buyers want a room dedicated to laundry in a home.

- **Exterior lighting:** Drive through a modern suburban neighborhood at night and it won't take long before you realize the popularity of exterior lighting. And that's no coincidence, as homeowners everywhere appear to embrace exterior lighting. The NAHB report indicates that exterior lighting is the most sought-after outdoor feature. The good news for prospective sellers is that exterior lighting is an inexpensive and instant way to transform a property at night. Some solar-powered lighting along walkways and outside the front door can make a home feel more safe, while some uplighting of large trees in the backyard can produce a sight to behold once the sun goes down.

- **Energy-efficient upgrades:** Inflation has driven up the cost of just about everything over the last year-plus, and energy is no exception. So it should

come as no surprise that 83 percent of prospective home buyers are looking for energy-efficient windows and appliances in a home. These features save money and benefit the planet, making them a win-win among buyers.

- **Patio:** Patio spaces have long been popular, but that popularity reached new heights during the pandemic. When forced to stay at home for long periods of time, millions of people longed for ways to spend more time outdoors without breaking lockdown rules. Patios provide outdoor living spaces, and 82 percent of buyers

indicated they wanted a patio with their next property.

- **Side-by-side sink:** A double or side-by-side sink is among the more affordable features buyers are looking for. At less than \$1,000 on average, a side-by-side sink is an affordable way to make a home more appealing to modern buyers.

Modern buyers want a lot out of their homes, and sellers can do their best to meet those desires while getting the most money for their properties.



Side-by-side kitchen sinks are sought-after features among prospective home buyers.



Rosemary Thompson
BROKER ASSOC.

(256)
335-8882
CRS, GRI, ABR

buyfromrt@
bellsouth.net

TheShoalsHomesForSale.com



CRC REALTY INC.

"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 yard! Call now! \$279,900



201 Westmeade Ct.: THE CEDARS PATIO HOME!

You will love the additions the Seller has made in this 3 bedroom, 2 bath! It features a large great room and dining combination, a large kitchen with Corian countertops and island, built-in bench with storage at breakfast area, barn doors inside, walk-in closet in Master BR and bath. Separate laundry room, screened back patio, plus covered patio for outside grilling and cooking. Double garage, privacy fenced back yard, large storage shed, corner lot! Great buy at \$229,900 Call for private showing!



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.



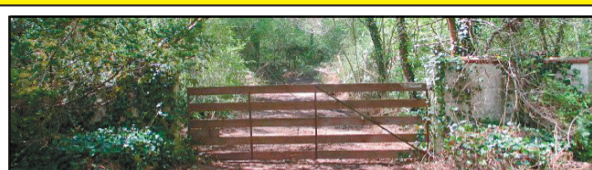
205 S. Mulberry, Tusculmbia, AL

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.



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!



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.

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.



Where Dreams And Imagination Come Together!



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



"North Alabama's #1 Full Service Flooring Store"

646952-1

Simple strategies to meet the neighbors after moving

— by METRO NEWS —

A lot goes into building safe, strong communities. While no single factor can be highlighted as more important than another in regard to building strong communities, a willingness on the part of residents to connect with their neighbors can greatly benefit local neighborhoods and the people who call those communities home.

According to Mental Health America®, a community-based nonprofit dedicated to promoting the mental health of all Americans, research has shown that social connections increase happiness and lead to improved overall health and even longer lives. Adults may find that establishing a connection with their communities, and maintaining that connection while juggling the responsibilities of work and a family, is not always so easy. That's especially so for adults who have recently relocated to new areas. Reaching out to neighbors can be a great way for adults to build new relationships that can benefit them as individuals and strengthen their communities.

- Don't be shy. People often want to know who's living next door, so adults who have recently moved need not be shy about introducing themselves to their new neighbors. Introduce yourself and share what inspired you to move to your new neighborhood.

- Answer and ask questions. Neighbors will no doubt ask questions when you introduce yourself, so be ready to answer these questions. Questions may focus on your career and where you grew up. If you grew up in the area where you recently moved, some of your neighbors likely did as well. Sharing stories about your school days and/or local hotspots can be a great way to break the ice. Don't hesitate to ask some questions of your own as well. Asking questions might reveal some common interests that can serve as strong foundations for budding relationships.

- Host a backyard barbecue. Backyard barbecues are laid back affairs, and that pressure-free atmosphere is perfect for meeting new neighbors. Once you

have settled in, invite a handful of your neighbors over for the barbecue. If you have children, invite neighbors who also are parents, ideally ones whose children are the same age as your own. Kids have sparked many a conversation, and discussions about local schools, parks and programs for youngsters can be great ice breakers.

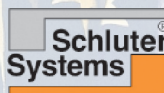
- Volunteer. Volunteering with community-based organizations is another great way to meet new neighbors. Volunteering with an organization whose mission you identify with may be even better, as you're likely to find like-minded neighbors who share your passions when working with such groups.

Strong communities are built around people. When moving to a new community, adults can overcome the challenges such relocations present by taking various steps to connect with their new neighbors.



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.



Floored by Justin

Scan with
Smartphone



www.FlooredbyJustin.com

4 Purcell Lane Leoma, TN

(931) 244-6557

What to know about floor-to-ceiling windows

— by METRO NEWS —

Modern homes showcase many dazzling features, but perhaps none draw as much as instant attention as floor-to-ceiling windows. Often seen in high-rise apartments that boast panoramic city views, floor-to-ceiling windows also are right at home in single-family dwellings.

Homeowners considering floor-to-ceiling windows may have lots of questions. The following rundown can provide some basic information that can help homeowners decide if floor-to-ceiling windows are right for their homes.

Cost

Cost is often the primary consideration when mulling a home renovation, and that's even more significant as the world confronts the rising costs associated with inflation. The cost of installing floor-to-ceiling windows depends on a host of variables, including how many windows will be needed and where homeowners live. According to Modernize®, a service that facilitates connections between renovation-minded homeowners and local contractors, a floor-to-ceiling window wall costs somewhere between \$700 to \$1,600 per linear foot. Framing and glazing will add to those costs. Homeowners considering floor-to-ceiling

windows are urged to receive several estimates for the project prior to choosing a contractor.

Lighting and energy efficiency

One of the more appealing aspects of floor-to-ceiling windows is all the natural light they allow in. Of course, all that light also can drive up energy costs on sunny summer days. One

way around that is to install energy efficient windows. Such windows include extra insulation to prevent cool air from escaping the home on summer days, which can reduce the need to lower the thermostat on your air conditioning. A wall of glass also can provide less insulation against the cold. The extra insulation in energy efficient

windows also helps keep warm air from escaping a home in the winter. Energy efficient windows may cost more than less efficient alternatives. However, over the long haul, a wall of less efficient floor-to-ceiling windows will likely cost more due to excess energy consumption.

Privacy and fading

It's easy to be overwhelmed by the view floor-to-ceiling windows provide, especially in homes surrounded by serene natural settings like woods or properties that abut waterways. But that view outward also provides a view in, potentially compromising privacy. All that extra exposure to sunlight also can cause fabrics to fade over time. Floor-to-ceiling blinds and shades can protect homeowners' privacy and reduce fading on furniture, but this extra feature will add to the final cost of the project. Smart window tinting is another way to improve privacy and reduce fading, but this feature also will drive up the cost.

Floor-to-ceiling windows can be awe-inspiring. Homeowners considering such windows for their homes are urged to do their homework to ensure their homes are well-suited to this unique feature.



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.



Getting organized can be as simple as taking small steps that have lasting impact.



Window World®

"Simply the Best for Less"™



WINDOWS • DOORS • SIDING



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