

Lake & Lands



www.WedoweeLakeandLands.com
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Your Number One Real Estate Source for Lake Wedowee
Residential • Lakefront • Acreage • Commercial • Vacation Rentals

* At time of printing and distribution. Subject to change.

** All information is believed to be accurate.



History

The R.L. Harris Dam of Lake Wedowee was completed in 1982. The two rivers that flow into Lake Wedowee are the Little Tallapoosa and the Tallapoosa (locally called the Big River). These rivers originate across the Georgia state line and join at the Hwy 48 bridge.

Lake Wedowee spans 9,870 acres; it's 29 miles long and has a 367 mile shoreline. When the lake is at full capacity, it is 793 feet above sea level. Alabama Power Company controls lake levels and typically raises the lake level by early to mid April. Lake depth reaches a maximum of approximately 121 feet. The lake is known for its crystal waters, although long periods of rain will temporarily stain the area near the upper end of both rivers.

Alabama is a “buyer beware” state; therefore, keep in mind the differences between seasonal and year around water levels. Wedowee Lake & Lands Realty's definition of year around water is: a lot that allows the owner to have a floating dock with the ability to anchor a boat year round, as well as the ability to navigate to a larger body of water from the dock.



79 Chinkapin Lane

\$674,000 (JUST REDUCED!)

With 5 bedrooms and 4 full bathrooms this 3286 +/- sq ft home has room for everyone. Beautiful home with year round water is located in a quiet cove just off of main channel within the Hunter Bend subdivision close to the dam. Home features an open living room and kitchen on main level. The huge screened in porch with fireplace just off main level is perfect for year round entertaining. Downstairs the finished basement includes a den with fireplace, 2 rec rooms, kitchenette, second laundry room and 1 of the homes 3 master bedrooms. Follow the gentle path from the lower covered patio to the private floating dock or enjoy the sunshine from the sun



77 Off Shore Drive

\$250,000 (SOLD!!)

This 3 bedroom 2 bathroom home features a detached master bedroom with kitchenette. The main living area offers 2 more bedrooms, a bath and loft. The open kitchen and family room are surrounded by windows and views of the Lake. Step thru the patio doors and onto one of multiple decks and take a short walk to the floating dock or relax by the fire on the outdoor patio. Home also features an outdoor shower and large screened in porch.



427 Misty Lane

\$375,000 (PRICE REDUCED!)

This 3 bedroom and 3 full bath home sits on a beautiful well-maintained lot located in Wright Way subdivision. The 2400 +/- finished sq ft home has two master suites on the main living level and one master suite in the fully finished basement. The large recreation room with bar is perfect for entertaining. From the basement step thru the double patio doors and take a gentle walk with no stairs down to the dock and private boathouse. Golf cart path around the home leads to 161 ft of water frontage. Home also features a lower level garage on lakeside of home which is perfect for a golf cart or lake toys. The two car garage gives you the full time home feel.

Lake Homes



200 Outback Drive

\$289,000 (RECENTLY REDUCED!!)

Year round water! This newly constructed home 3 bedroom/ 2.5 bath home, has a master on the main level with a great view of the water. Also, located on the main level are the mudroom, kitchen, dining, and family area. You can enjoy views of the water sitting by the fireplace in the family area or relaxing on the screen porch. The basement area has two additional bedrooms, a full bath, half bath and a covered porch. This home has several outdoor sitting areas to enjoy the beautiful views. This home is a must see.



220 Amanda Drive

\$799,000 (PRICE REDUCED!)

Custom built log home with 3 bed/3.5 bath. Hardwood flooring throughout. High vaulted ceilings and gas stone fireplace are in the large great room. The master is on the main level with double sinks, marble countertops and marble around the garden tub. Half bath on main level, and deck with lake views. 2 bedrooms & full bathroom upstairs. Terrace level has garage space for 2 cars. Total yard irrigation system. Easy walk to water. 179 ft of water frontage with seawall in place. Stationary dock.



1796 County Rd. 235 - Wedowee

\$309,000 (PRICE REDUCED)

This 4 bedroom 2.5 bath home is located in Hunter Woods Subdivision. The master bedroom is located on the main level along with the utility room, dining room, den and breakfast area. The two-car garage has a separate entrance. Upstairs you have three bedrooms and a full bath. Partially finished basement is ready for you to create your own space. Outside you will enjoy an easy walk to the water. Located close to town on paved roads and is suitable for full time living.

Lake Homes



1625 Co Rd 2811

\$239,000 (PRICE REDUCED!!)

Check out this Charming Log Cabin located in a private area of Lake Wedowee with 174 ft of year round water. The house features 2 bedrooms and 1 bath. Kitchen is open to living area with a stone fire place and hard woods throughout the entire home. The Large screened in porch gives you peaceful and majestic views of the lake. Also an easy walk to your own private floating dock. Great Lot. Won't Last Long.



4338 Long Leaf Drive

\$599,000 (SOLD!!)

This 5 bed/3bath/2 half bath lake home is located in Sweetewater Landing. This home has beautiful panoramic lake views. The main level has two master suites and a half bath. The professionally designed kitchen offers a Butlers pantry and top of the line appliances. The living room has a beautiful wood burning/ gas fireplace. The main level has a screened in covered deck with an uncovered area to the side for your outdoor grilling needs with amazing views of the lake. On the terrace level there is a large den and dining room with a half bath and a wine cellar/safe room. There is also a master suite and two bedrooms on the terrace level.



147 Martin Lane

\$399,000 (NEW LISTING!)

This secluded Lake Wedowee Home on Martin Lane located near town. The 5BR/3.5 has plenty of room for family but still offers that cozy welcome home feel. The open concept living and kitchen area feature bar for those gatherings and a beautiful stone fireplace for those cooler evenings. The large master bedroom and bathroom are located on the main level along with the laundry room and a half bath. Upstairs you find two bedrooms and a jack and Jill bathroom. The lower level and the finished basement has a game room/den area and two additional bedrooms with a bathroom. Just off the main level is a full length screened in porch with view of the water. Downstairs just off the game room is a patio with hot tub and

Lake Homes



540 Co Rd 3292

\$459,000 (JUST REDUCED)

Beautiful custom built log home with two car garage on 9 +/- acres plus a lake front lot with gazebo and dock already on site. Home has large porches with spectacular views of the large, well maintained, and secluded lawn. Inside the home features 4 bedrooms and 2.5 baths. Hardwood floors and wood interior wall finishes are throughout. Large kitchen with breakfast bar and granite counter tops open into the living area. Downstairs the basement is nearly finished. This incredible home is a must see.



151 Bradley Drive

\$79,000 (SOLD!)

This 1BR/1BA TINY HOME located in the enjoyable Sunset Point community is a must see. Home is well maintained and has a large sunroom on the front of the home for added living space. Sunset point community provides beautiful views of Lake Wedowee and has paved roads, YEAR ROUND WATER ACCESS, a pavilion, basketball courts, boardwalk, and community dock. This community is located near town and close to public boat ramp.



631 New Harmony Drive

\$580,000

This beautiful 4 bed/4 bath home is located on Lake Wedowee and is perfect for the whole family. Fully Finished basement with wine cellar. It is located on a flat lot, which requires no steps to reach the shoreline. There is also a flat beach area that is great for the kids and a fire pit for those cooler evenings. New Dock in place. This home also has a large open floor plan and gorgeous views of Lake



Lake Homes



157 Red Eye Lane

\$1,200,000

Custom built lake home with 6 bed/6.5 baths located in Hunter Bend with 139 ft. of year round water. Private boat storage. Outdoor kitchen and fireplace. Inside there are bamboo and marble floors throughout the home. The home has an elevator to easily move from floor to floor. The kitchen is fully loaded and is a chef's dream! There are multiple living spaces throughout the home, it is an entertainer's dream! Truly unique home that nothing on the lake parallels.



2848 Dogwood Circle

\$449,000

4 bedroom 3 bath lake home with great view. Located in a bend of the river offering water views almost 180 degrees from the lake side covered porch. There are only a few steps down to the 2 story aluminum floating dock which offers 2 boat lifts and a sundeck above. The open floor plan is made for entertaining. The home has a master and laundry on the main level. There are two more bedrooms and a loft upstairs and a large recreation room in the basement. Great location, great view, great layout. This is a must see if your searching in this price range.



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Lake Lots



\$46,000	162' of Water Frontage	Lot 44 Pointe South Drive	(Owner Financing Available)
\$59,000	150' of Water Frontage	Lot 11 Crystal Cove	
\$64,000	105' of Water Frontage	Lot 14 Crystal Cove	
\$65,000	95' of Water Frontage	Lot 7 Williams Drive	
\$69,000	65' of Water Frontage	Lot 6 Crystal Cove	
\$69,000	116' of Water Frontage	Lot 17 Crystal Cove	
\$79,000	79' of Water Frontage	Lot 3 Crystal Cove	
\$79,900	93' of Water Frontage	Lot 14 Sand Harbour	(SOLD!!!)
\$89,000	74' of Water Frontage	Lot 22 Crystal Cove	
\$99,000	110' of Water Frontage	Lot 20 Springwater Cove	(SOLD!!!)
\$99,500	178' of Water Frontage	Lot 45 Tranquility III	
\$129,000	252' of Year Round Water	Lot 11 Aaron Subdivision	
\$135,000	111' of Year Round Water	Lot 9 The Bluffs	
\$139,000	149' of Water Frontage	Lot 29 Woodgate Shores	
\$109,000	400' of Water Frontage	Lots 29&30 Gracie Lane	
\$134,900	305' of Water Frontage	Lot 20 Hardman Heights	
\$129,000	186' of Water Frontage	Lot 12 Tranquility II	(PRICE REDUCED)
\$150,000	525' of Water Frontage	Lot 17 Mad Indian	(PRICE REDUCED)

Off-Water Lots

\$10,900	.93 Acres	Lot 4 Memory Lane	Wedowee
\$10,900	.86 Acres	Lot 3 Aaron Drive	Wedowee
\$19,095	.79 Acres	Lot 30 River Breeze	Wedowee
\$24,000	.57 Acres	Lot 47 Crystal Cove	Wedowee
\$39,000	.70 Acres	Lot 54 Crystal Cove	Wedowee
\$30,000	.45 Acres	Lot 5 Sweetwater Sub Phase II	Lineville
\$32,000	.66 Acres	Lot 133 Hunterbend III	Wedowee

Acresage

\$69,900	11.57 Acres	5th Ave	Ashland
\$73,200	40 Acres	County Road 240	(SOLD!!!!)
\$230,100	118 Acres	County Road 40	Woodland
\$99,900	54 Acres	County Road 204	Wedowee

City Lots

\$29,900	0.67 Acres	Lot 2 Mashburn Estates	Wedowee
\$29,900	0.68 Acres	Lot 3 Mashburn Estates	Wedowee
\$29,900	0.68 Acres	Lot 4 Mashburn Estates	Wedowee
\$29,900	0.67 Acres	Lot 5 Mashburn Estates	Wedowee

Commercial Property



Clearwater Cove (HWY 48 West)

\$59,500

- 10.55 acres
- Less than 1 mile from HWY 48 boat ramp
- 600 ft of road frontage on HWY 48
- Located near the new marina!
- Endless possibilities!

Eagles Landing/Co Rd 888- \$2,500,000



Last undeveloped acreage tract left on the south end of Lake Wedowee.

40 acres +/- with 4,200 +/- ft of water frontage Great potential for a condominium development, residential development, or commercial development. Newly constructed interior road system in place, county water available, power available, DSL internet available. No restrictions and no zoning, unless you'd like to divide the property then there are subdivision guidelines. Less than 1.5 miles from the dam with deep year round clear water and fantastic views. The surrounding neighborhoods are extremely nice with high end developments and new construction exploding. This lake property is ready for a new development. Don't let this opportunity pass you by.

Residential Homes



Louina Road-Roanoke

\$249,000

Looking for country living then check out this turn key operation less than 5 miles out of Roanoke, AL. 54+/- acre cattle and horse farm with multiple barns built in 2015 and recently fenced and cross fenced for rotational grazing. Main barn is 50x80x18 high and has concrete floor with 540 +/-sq ft living quarters. a 30x24 car port and 30x36 hay barn. Land is mostly grazing with water oaks scattered throughout the property making it also an excellent hunting property with abundant wildlife. Property has two creeks flowing through it. A must see!



982 Rock Mills Rd - Roanoke

\$50,000

FIXER UPPER." Cute 2 Bedroom and 1bath home within minutes of downtown Roanoke on Rock Mills Road. This house has a large yard with storage building in rear of home. Hardwood floors and gas fireplace add to the charm of this house. Some updates are already in place. This charming home has could be a great possible investment property or starter home. Lots of potential in a great location.



430 Mill Street - Wedowee

\$145,000 (NEW LISTING)

This charming home is close to town and Randolph County High School but offers the feel of country living. Home sits on a large corner lot with some trees for privacy. The 3 bedroom and 2 bath home has an inviting front porch perfect for enjoying the afternoon. Inside the home has hardwood floors and plenty of storage throughout. Family Room has a fireplace for those cold nights. Home has lots to offer including a dining room, laundry room, mud room, walk-in closets and office. Back outside there is a screened in porch and deck overlooking the back yard. This home is a must see.

Residential Homes



575 Woodland AVE E

\$59,000

Charming 2 bedroom/ 1 bath home located close to Randolph County High School on .50 +/- acre. Beautiful original hardwood floors are through out the home. Nice-sized open eat-in kitchen. There is a possible den, Formal Dining or office space just off the kitchen. This home with a large back yard has lots of potential.



455 Co Rd 120

\$249,000 (SALE PENDING!)

Perfect place to raise a family or retire with room for family to visit. As you enter the home you have a large foyer. To the left is 2 very large bedrooms and a spacious master bedroom. Master bath offers double sinks, a vanity and ceramic tile. To the right off foyer is a huge living room and formal dining room. Straight ahead from the foyer and you enter the den with wood burning fireplace. cooking island with electric cook top. Large Screened porch off back of the home.



696 Mill Street-Wedowee

\$132,000

3BR 2BA home located in Wedowee. Brick home in a quiet neighborhood. On Main Floor comes the kitchen equipped with refrigerator, microwave oven, dishwasher and stove. It also has a formal dining, living room, family room and a huge sunroom. This 3br home sits on a corner lot with shade trees in backyard. Also has storage building/workshop. You can pull into circle drive in the front or side concrete driveway that allows you to pull into double garage.



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You In Listing Your Property.***

**We Specialize In Lake Homes, Lake Lots,
Residential, Acreage, & Commercial Property!**

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Southern Auction Solutions was founded in 2015 by Auctioneer/Real Estate Broker Ron Young, Al License #5390/GA Auctioneer License #AU004397. Southern Auction Solutions specializes in Estate, Real Estate, Land, Timber, Farms, Recreational Property, Bankruptcies, Court Ordered, Business Liquidations, Antiques, and Farm Equipment Auctions in Alabama and Georgia, both online and live.

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About Us

At Wedowee Lake and Lands Realty, LLC, we are looking forward to the future and to creating new Lake Wedowee (and other recreational property) experiences and investment opportunities. We constantly work to increase our knowledge and commitment, striving to provide the best of what Lake Wedowee and its surrounding area has to offer. We show dedication through our operations, visions, and hard work. When it comes right down to it, our mission is about anticipating the wants and needs of buyers and following through on our promises.

Through our honest and low pressure sales approach, we will make your real estate experience an enjoyable one. The days of pushy, over-aggressive type sales approaches have no place in today's real estate market. We feel that no one desires to be sold a property; they wish to BUY a property. Our agents have been the top producing agents in this market for the past several years. We serve Lake Wedowee, Randolph, Chambers, Clay, and Cleburne Counties. We offer services for buyers, property owners, and vacation renters alike.

We strive to create relationships with our clients that are fulfilling and lasting! Most of our past customers have become great friends, and through their continued referrals, our company continues to enjoy success. Please feel free to drop in and say hello or give us a call if we can assist you and your family in anyway.

Wedowee Lake & Lands Realty agents are always:

Experienced

Knowledgeable

Dependable

Honest

Committed to Serving YOU!

Meet our Staff



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