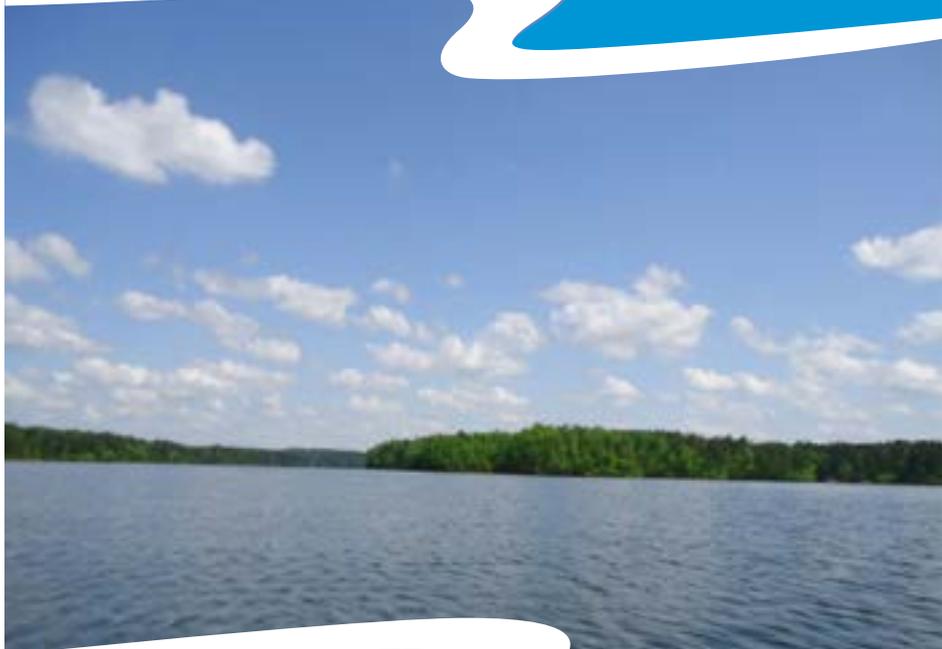


Lake & Lands



www.WedoweeLakeandLands.com
256.357.9600

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.

Printed June 19, 2020

Lake Wedowee...



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.

Lake Homes



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 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 deck above the in ground boat house.



135 Ivey Drive

\$399,000

This is one of those special homes where memories are made. All day swimming, late night cookouts, sunny mornings filled with fishing and a shady afternoon on the porch with a book...Yes, this home is the one you wished you lived in. And now it can be yours. This point lot offers a gent slope, 272 +/- of year round water, and stunning views of Lake Wedowee. The open floor plan lake home has 4 bedrooms and 2.5 baths all on one level. Outside the large covered porch is just steps from the water and floating dock with its own power and water.



200 Outback Drive

\$299,000 (SOLD!!)

Year round water! This newly designed home has 3 bedrooms 2.5 bath, with the master on the main level with a great view of the water. Also, located on the main level are the mud-room, 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 and an added ATV trail for an easy ride to the water. This home is a must see. Additional lot also available for purchase.



427 Misty Lane
\$369,000 (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.



220 Amanda Drive
\$750,000
 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.



8 Gerald's Point
\$489,000 (NEW LISTING!)
 Located close to town, this Lake Wedowee home sits on a 1.41 +/- acre lot offering spectacular panoramic views of the lake. Inside, the 3Bedroom/3 full bath open concept home there is a kitchen, dining room, and family room on the main floor with large windows offering views of the lake. The peaceful screened in porch off the main level offers up the perfect place to relax and soak in the view. Upstairs is a full bathroom, bedroom and loft area that could be turned into a possible 4th bedroom. Downstairs the finished basement offers a second full size kitchen, a den, game area, 3rd bedroom and full bathroom. Walk out the basement and take the gentle glide to pavilion or the water and enjoy 100+/- ft of shoreline with year-round water and a 2-story floating, covered boat dock and personal water craft dock.



1796 County Rd. 235 - Wedowee
\$299,000 (PENDING/ CONTINGENCY)
 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.



327 Co Rd 4315
\$249,000 (SALE PENDING!)
 This home on Lake Wedowee is located in the Mud Creek subdivision on a .51 acre lot. The home features an open living space with a split level floor plan. The kitchen, living and dining room are all located on the main level with hardwood floors and lake views. Upstairs there is 1 bedroom and 1 full bathroom with a stand up shower. Downstairs there are two bedrooms and one bathroom with a shower/tub combo. One of the bedrooms could be used as a recreational area or a second living space. There is a deck off of the main level that would be the perfect place to grill out and entertain your friends and family. There is a private stationary dock. This lot has 80 feet of water frontage and seasonal water.

Lake Homes



631 New Harmony Drive \$549,000

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 Wedowee. Easy walk to the water!

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.



159 Foster Cove Dr \$299,900 (NEW LISTING!)

This 3 bedroom/3 full bathroom home is located in Foster Cove subdivision and is located on a .99 acre lot with 108 feet of water frontage. The main level has a kitchen with a breakfast bar that is open to the living/dining area. Off of the living room is a covered deck with lake views. The master suite is on the main level, along with another bedroom and full bathroom. Downstairs is a large rec room. The walk down to the water is fairly gentle. You have a stationary dock with that has a sitting area and floating dock with jetski ports. New outbuilding with awning for 2 cars.



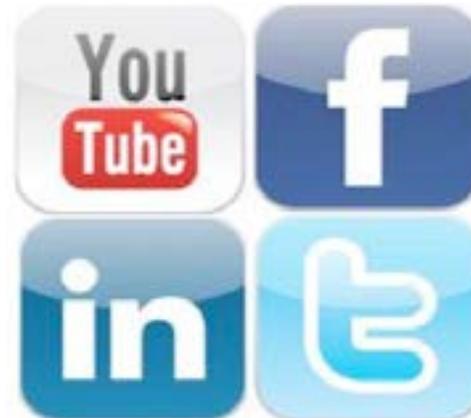
2848 Dogwood Circle \$449,000 (SOLD!!)

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.



355 Sweetwater Drive \$349,000 (SOLD!)

Great 4bedroom/3 bath custom home sits on a gently sloping lot with an easy walk to the water. Located on the south end of Lake Wedowee in Sweetwater subdivision close to the dam and across from Flat Rock Park. This home offers a large great room on the main level with a dining area, both a screened deck and two upper open decks, it's own boat ramp to the water, and a covered stationary dock! The master bedroom and bath are conveniently located on the main level. There's also a large great room and game area plus a full bath and workshop space in the basement.



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Social Media at
Wedowee Lake and
Lands Realty!

Lake Wedowee Lake Lots



LOT 38 PRIMROSE LANE

\$249,000

- 175 FT of Year Round Water
- Located in Hunterbend II
- * South End of the Lake
- * Community Boat Ramp
- * Underground Utilities
- * Paved Roads



5.5 Acres/ Co Rd 247

\$295,000

- 5.5 acres
- Over 1300ft of Shoreline
- Year Round Water
- Unrestricted
- Gentle Slope
- * Numerous home sites

\$42,900	103' of Water Frontage	Lot 1 Lee's Bridge Estates
\$55,000	123' of Year Round Water	Lot 23 Northpoint Landing (New Listing)
\$59,000	138' of Water Frontage	Lot 2 Crystal Cove
\$59,000	166' of Water Frontage	Lot 13 Crystal Cove
\$59,000	112' of Water Frontage	Lot 20 Crystal Cove
\$64,000	105' of Water Frontage	Lot 14 Crystal Cove
\$65,000	95' of Water Frontage	Lot 7 Williams Drive
\$59,000	63' of Water Frontage	Lot 12 Outback Cove (New Listing)
\$69,000	116' of Water Frontage	Lot 17 Crystal Cove
\$79,000	79' of Water Frontage	Lot 3 Crystal Cove
\$85,000	219' of Water Frontage	Lot 5 Autumn Hills (Camper Friendly)
\$89,900	219' of Water Frontage	Lot 1&2 Morisons Point
\$99,000	149' of Year Round Water	Lot 29 Woodgate Shores
\$99,000	400' of Water Frontage	Lots 29&30 Gracie Lane (Unrestricted)
\$99,500	178' of Water Frontage	Lot 45 Tranquility III
\$129,000	252' of Year Round Water	Lot 11 Aaron Subdivision
\$100,000	186' of Water Frontage	Lot 12 Tranquility II
\$119,000	97' of Water Frontage	Lot 25 Hunter Woods
\$119,000	111' of Year Round Water	Lot 9 The Bluffs (SOLD!)
\$125,000	100' of Water Frontage	Lot 3 Tripett Creek (New Listing)
\$134,900	305' of Water Frontage	Lot 20 Hardman Heights
\$145,000	525' of Water Frontage	Lot 17 Mad Indian

Off-Water Lots

\$ 9,900	.66 Acres	Lot 133 Hunterbend III	Wedowee
\$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
\$24,999	.57 Acres	Lot 34 Crystal Cove	Wedowee
\$24,999	.63 Acres	Lot 37 Crystal Cove	Wedowee
\$24,999	.54Acres	Lot 39 Crystal Cove	Wedowee

Acreage

\$38,200	9 Acres	County Road 892 (New Lising)	Wedowee
\$65,000	30.5 Acres	County Road 33	Wadley
\$95,000	54 Acres	County Road 204	Wedowee
\$259,900	118 Acres	County Road 40 (SOLD!)	Woodland
\$262,500	75 acres	County Road 459	Woodland
\$438,000	146 Acres	County Road 249	Woodland



Eagles Landing! 40 Acres/ Co Road 888 \$2,500,000

- 4200 +/-ft of Water Frontage
- South End of the Lake
- * Newly constructed road system.
- * 1.5 miles from dam
- * Ready for Development

Commercial Property



Clearwater Cove (HWY 48 West) \$53,500 **(PRICE REDUCED)**

- 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!

Residential Homes



77 County Road 475 - Woodland

\$299,000 (NEW LISTING!!)

Are you looking for a home away from the noise with room to roam? Then this secluded home on 6+/- acres could be the perfect fit for you. The 2400 sq ft home has an open concept living room, kitchen with large bar and dining area that's perfect for entertaining. 4 spacious bedrooms and 2.5 baths including a master bath with garden tub, separate shower and double vanity offers plenty of room for a family. The modern features of this home include blue tooth integrated speakers in bathroom, LED lighting, and tankless water heater. Outside enjoy a large spacious yard surrounded by trees for privacy. There is also a large 34x40 shop with 16ft sheds on both sides of shop. This home is a must see .

Residential Homes



28 Meadow Lane - Wedowee

\$129,000

Priced to Sell! Cozy manufactured home on a corner lot of Meadow Lane. Just minutes from the lake and town of Wedowee. Featuring huge living room, 3 bedrooms, 2 bathrooms, kitchen with small island and a large family room. Comes with large storage building and two car ports.



982 Rock Mills Rd - Roanoke

\$42,000

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.



12528 Cragford Rd - Lineville

\$249,900 (SOLD!)

Take the winding concrete drive to this secluded and unique 3 bedroom, 2 bath brick ranch home. Enjoy the privacy of 20+/- acres that includes a detached 4 car garage for all your toys and a concrete pad for RV with sits own power and septic tank. Inside the home the main level has a den with exposed brick fireplace, kitchen with granite counter tops and large dining room. The main level also includes the master bedroom, master bath, two additional bedrooms, a full bath and office. Downstairs the partially finished basement has a separate drive, garage and safe room.



430 Mill Street - Wedowee

\$118,000 (SOLD!!)

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.



2583 Co Rd 103

\$89,000 (SOLD!)

Peaceful starter home in the country with bonus apartment! The ranch style home being offered in Woodland, AL. sits on 2.26 acres, and includes 1 barn and 1 pole barn. Located on a paved road with county water. The adorable, one level home has 3 bedrooms and 1 bath, which have recently been remodeled. You will find new flooring in the kitchen, hallway, and living room. There is a 2 car detached garage with a 2 bedroom, 1 bath apartment above it. This could make a perfect rental, man cave, teenage hangout, or mother in law suite..



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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!*

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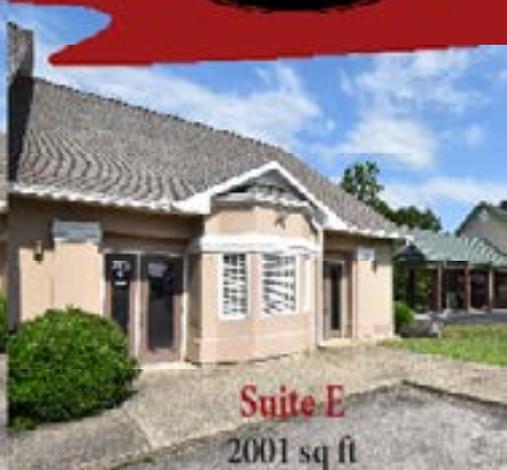


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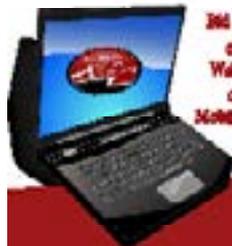
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