

Wedowee Lake and 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 April 16, 2021

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.

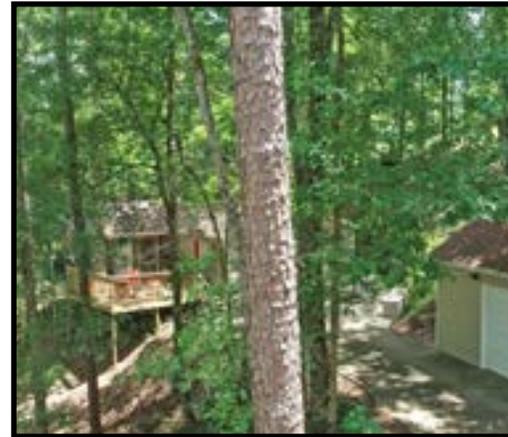
Lake Homes



157 Red Eye Lane

\$899,000 (PRICE REDUCED!)

This custom-built lake home is located in Hunter Bend with 139 ft of year around water frontage and a private boat storage. This 6 bed/ 5.5 bath must see, offers bamboo & marble floors throughout, along with an elevator for easy floor- to- floor access. The spacious floorplan also features 3 laundry rooms, a game room, multiple living spaces, & your own commercial kitchen equipped with a wine cooler & ice maker. An entertainer's dream awaits outside with a fireplace and additional kitchen. Nothing on the lake can parallel to the beauty of this truly unique home.



92 CO RD 2642

\$249,000

PRIVATE LAKE COTTAGE WITH YEAR-ROUND WATER! Come inside the 2 Bedroom/2 Bath home to find an open concept Living/Dining room with gas fire place. The kitchen is just off the dining area and features a bar overlooking the living area. Down the hall you will find the first of two master bedrooms and a master bath with garden tub. Off the living room is another master bedroom and bedroom. Enjoy the peace & tranquility this home has to offer from either the screened-in porch or the deck overlooking the lake. To the side of the home is a large garage with plenty of storage. 220 ft of shoreline and your own private dock await you at the bottom of the steps or at the end of the relaxing drive down the golf-cart path.



135 Swagg Cove Rd

\$174,900 (PRICE REDUCED!)

LAKE VIEW home just minutes from public boat ramp on a 0.5 +/- ac lot in a great neighborhood with paved streets and convenient to town. This 3 bedroom/2 bath home offers many custom accents through-out the home. Upon entry, the open concept living room and kitchen features wood accents and beautiful hardwood floors. The eat-in kitchen offers rustic custom cabinetry. The master bedroom is on the main level with two more bedrooms and bathroom on the upper level. Each floor of the home has its own covered porch. A 2 car garage and attached work shop/storage room are located on the ground levels off the garage.



2577 Co Rd 129
\$209,000 (SOLD!)

If you're looking for peace and relaxation, this 2 bedroom/2 bathroom cabin with LAKE ACCESS is the home for you. It is located on 1.2 +/- acres with limited covenants and restrictions. This home has an open floor plan with the master bed and bath, kitchen, dining area, and living room complete with a stone fireplace on the main floor. Upstairs, there is another bedroom and full bath. Outside, you can sip your morning coffee on the back deck while enjoying the view of beautiful Lake Wedowee.



220 Amanda Drive
\$750,000 (PRICE REDUCED!)

Custom built log home with 3 bed/ 3.5 bath and hardwood flooring throughout. High vaulted ceilings and gas stone fireplace are in the large great room. The master bath is on the main level with double sinks, marble countertops, and marble around the garden tub, as well as a half bath on main level, and a deck with lake views. 2 bedrooms & full bathroom are located upstairs. Terrace level has garage space for 2 cars. This home is equipped with a total yard irrigation system. An easy walk to the water reveals 179 ft of water frontage with seawall in place and a stationary dock. This beautiful peoperty is located close to town and a marina.



273 Wadeeta Drive
\$381,126 (SOLD!)

Open the front door of this 1750+/- sq ft home and you feel at home with the rustic decor with heart pine walls and flooring. The 3 BR/2 BA home offers an open floor plan with the master bedroom on the main level. The family room has a high vaulted ceiling with rock fireplace and large windows that provide views of the lake. The kitchen has pine cabinets, eat in bar with black appliances. Upstairs is a great area for guests or the kids with 2 large bedrooms and a hall bathroom with a garden tub and separate shower. Downstairs on the terrace level is a full unfinished and studded basement with a future bathroom, two additional bedrooms and rec room. You can sit outside on the screen porch or sit by the fire pit in the large outdoor area and enjoy the lake. Fenced back yard provides a great place for kids or animals to play. It is an easy walk sitting area, a floating dock and Year Round Water!



1796 County Rd. 235
\$299,000 (SOLD!)

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. This home is located close to town on paved roads and is suitable for full time living.



427 Misty Lane
\$369,000 (SOLD!)

This 3 bedroom and 3 full bath home sits on a beautiful, well-maintained lot 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. The double, basement patio doors lead to a gentle, stair free, walk down to the dock and private boathouse; or enjoy the golf-cart path around the home to admire the 161 ft of beautiful water frontage. Home also features a lower level garage on lakeside of home, which is perfect for a golf cart or lake toys.

Lake Homes



631 New Harmony Drive \$549,000 (SOLD!)

This beautiful 4 bed/4 bath home is located on Lake Wedowee and is perfect for the whole family. Equipped with a fully finished basement and a wine cellar. It is located on a flat lot, which requires no steps to reach the shoreline. There is a flat beach area that is great for the kids, a fire pit for those cooler evenings, and a new dock in place. This home has a large open floor plan with gorgeous views of Lake Wedowee. Enjoy the easy and tranquil walk to the water with no steps!

Lake Homes



79 Chinkapin Lane \$674,000 (SOLD!)

With 5 bedrooms and 4 full bathrooms this 4000 +/- sq ft home has room for everyone. This beautiful home with year round water is located in a quiet cove just off main channel within 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.



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

This 3 bedroom/3 full bathroom home is located in Foster Cove subdivision, 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 a sitting area and an attached floating dock with jetski ports. Also included, is a new outbuilding with a 2 car awning.



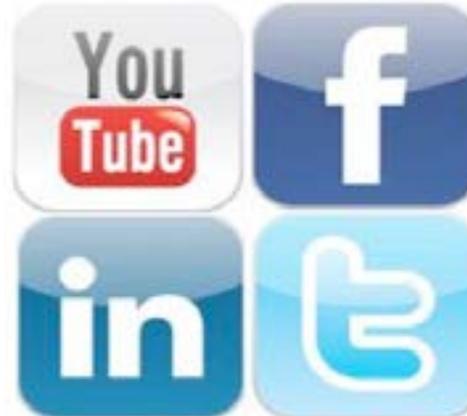
135 Ivey Drive \$399,000 (SOLD!)

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 gentle slope, 272+/- ft. 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 a floating dock with it's own power and water.



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

Great 4 bedroom/3 bath custom home that 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, a game area, a full bath, and a workshop space in the basement.



Check us out on
Social Media at
Wedowee Lake and
Lands Realty!

Lake Wedowee Lake Lots

\$53,000	63' of Water Frontage	Lot 12 Outback Cove	(Price Reduced)
\$59,000	150' of Water Frontage	Lot 11 Crystal Cove	(SOLD!)
\$59,000	140' of Water Frontage	Lot 1 Woodgate Shores	(New Listing)
\$64,000	105' of Water Frontage	Lot 14 Crystal Cove	
\$69,000	116' of Water Frontage	Lot 17 Crystal Cove	
\$69,000	100' of Water Frontage	Lot 5&6 Sweetwater Landing	(Price Reduced)
\$75,000	113' of Water Frontage	Lot 8 Mud Creek	(New Listing)
\$79,000	79' of Water Frontage	Lot 3 Crystal Cove	
\$79,000	99' of Water Frontage	Lot 5 Crystal Cove	(SOLD!)
\$79,500	178' of Water Frontage	Lot 45 Tranquility III	(SOLD!)
\$85,000	219' of Water Frontage	Lot 5 Autumn Hills	(Camper Friendly)
\$85,000	109' of Year Round Water	Lot 5 Outback Drive	(SOLD!)
\$89,000	74' of Water Frontage	Lot 22 Crystal Cove	
\$89,900	219' of Water Frontage	Lot 1&2 Morrison's Point	
\$95,000	186' of Water Frontage	Lot 12 Tranquility	(Price Reduced)
\$99,000	149' of Year Round Water	Lot 29 Woodgate Shores	(SOLD!)
\$99,000	97' of Water Frontage	Lot 25 Hunterwoods	(Price Reduced)
\$109,000	399' of Water Frontage	Lot 29&30 Gracie Lane	(Camper Friendly)
\$125,000	100' of Water Frontage	Lot 3 Triplett Creek	(SOLD!)
\$125,000	97' of Water Frontage	Lot 10 Knock About Lane	
\$128,000	157' of Water Frontage	Sweetwater Drive W	(New Listing)
\$129,000	252' of Water Frontage	Lot 11 Aaron Subdivision	
\$139,000	525' of Water Frontage	Lot 17 Mad Indian	(SOLD!)
\$149,000	101' of Water Frontage	Lot 33 Hunterwoods	(SOLD!)
\$149,000	115' of Water Frontage	Lot 11 Mud Creek	(Furnished Camper)
\$249,000	260' of Year Round Water	Lot 25 Tranquility II	(New Listing)
\$249,000	118' of Year Round Water	Lot 32 Tranquility III	(New Listing)
\$249,000	175' of Year Round Water	Lot 38 Primrose Dr	
\$295,000	1300' of Year Round Water	Co Rd 247	(SOLD!)

River Lots

\$ 75,000	186' of Water Frontage	5 Acres	Tract 3 Co Rd 532
\$75,000	167' of Water Frontage	5 Acres	Tract 4 Co Rd 532
\$85,000	191' of Water Frontage	5 Acres	Tract 2 Co Rd 532
\$85,000	208' of Water Frontage	5 Acres	Tract 5 Co Rd 532
\$100,000	631' of Water Frontage	6.62 Acres	Tract 1 Co Rd 532
\$325,000	3000' of Water Frontage	42 Acres	(SOLD) Co Rd 457

Off-Water Lots

\$16,950	.53 Acres	Lot 21 The Bluffs	Wedowee
\$16,950	1.058 Acres	Lot 22 The Bluffs	Wedowee
\$16,950	.35 Acres	Lot 28 The Bluffs	Wedowee
\$16,950	.34 Acres	Lot 29 The Bluffs	Wedowee
\$16,950	.36 Acres	Lot 30 The Bluffs	Wedowee
\$16,950	.38 Acres	Lot 31 The Bluffs	Wedowee
\$16,950	.33 Acres	Lot 35 The Bluffs	Wedowee
\$16,950	.34 Acres	Lot 36 The Bluffs	Wedowee
\$16,950	.80 Acres	Lot 39 The Bluffs	Wedowee
\$19,095	.79 Acres	Lot 30 River Breeze	Wedowee
\$22,900	1.30 Acres	Lot 28 Mandy Dr	(New Listing) Wedowee
\$24,000	.57 Acres	Lot 47 Crystal Cove	Wedowee
\$25,000	1.11 Acres	Lot 36/N1/2 of 35 Sweetwater Landing	Wedowee
\$25,900	1.16 Acres	Lot 23 Mandy Dr	(New Listing) Wedowee
\$39,000	.70 Acres	Lot 54 Crystal Cove	(Lake View) Wedowee

Acreage

\$38,200	9 Acres	County Road 892	Wedowee
\$45,000	4.5 Acres	Sweetwater Drive S	(Water Frontage) Wedowee
\$79,000	21 Acres	Co Rd 609	(SOLD!) Wedowee
\$95,000	54 Acres	County Road 204	(SOLD!) Wedowee
\$119,500	30 Acres	County Road 269	(Sale Pending!) Wedowee
\$139,000	26.9 Acres	Hwy 431	(New Listing) Wedowee
\$320,000	155 Acres	County Road 804	(SOLD!) Wedowee



Eagles Landing - Wedowee 40 Acres/ Co Road 888

\$2,250,000 (Price Reduced)

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

Residential Homes



10650 Co Rd 87 - Roanoke

\$149,000 (SOLD!)

This charming home is fully renovated and rewired with new plumbing, new insulation, the works! The 2 Bedroom/2 Bath home sits on an acre lot. The open floor plan features original, refinished hardwood floors throughout the kitchen and living area. In the Kitchen, there are all new cabinets, stainless steel appliances and custom pantry. Just off the Living Room is the master bedroom and master bath with tile bathtub/shower combo. A second bedroom is just off the kitchen with large walk-in closet. The large utility room features built in cabinets, a desk area and large storage closet. The home also has new HVAC system and tankless water heater. Home has County Water but also has a well on the property.



982 Rock Mills Rd - Roanoke

\$42,000 (SALE PENDING!)

FIXER UPPER! This quaint, 2 bedroom/ 1 bath home is located on Rock Mills Road just minutes from downtown Roanoke. This home features a large yard with a storage building in the rear of the property. With some updates already in place; hardwood floors and a gas fire place enhance the charm of this house. This inviting home could be a great investment property or a cozy starter home. Take advantage of the awaiting potential in this great location!

Residential Homes



Let Us List Your Home, Today!

Give Our Office A Call 256-357-9600

Looking Forward To Helping You Sell Your Property!



363 Co Rd 44 - Wedowee

\$279,000

Southern Living with Farmhouse Charm. Come see for yourself this one of a kind 3 bedroom, 2 bath true Farmhouse. Built in the early '20's, this home has the character and feel of living in the older days in the present time. This charming home sits on 5.43 acres, and has plenty of fruit, walnut and pecan trees. Lots of recent updating has gone into this home to include new wiring, plumbing, windows, vinyl siding, tankless water heater, newly installed HVAC, and a new screened in porch added. The kitchen has had a true makeover with its shiplap walls, new cabinets and countertops. You will enjoy the wood burning fireplace on those cold winter days. The 1920's antique stove your grandmother used to cook on will remain with the sale of the home. Both bathrooms have recently been remodeled. The views on the front porch and back deck are amazing. Located just minutes to Lake Wedowee!!



582 Co Rd 71 - Woodland

\$265,000 (NEW LISTING!)

40+/- Acres and a 3-4 bedroom, 2.5 bath home with a double car garage. The flooring and countertops in the kitchen have recently been updated and there is an abundance of cabinets in the large kitchen. There are 2 living rooms in this home, one complete with a gas fireplace. The master bathroom has custom cabinets and a walk-in shower. There are 3 bedrooms on the main level, and the other one downstairs. You will enjoy the back deck as it overlooks the 40 +/- acres that make up this property. Most of this land is open pasture but does have some wooded areas as well. There is a pond on the property, and it is fenced in case you were wanting horses or cattle. There is a 48x60 barn complete with concrete flooring, a lean two and a rollup door.



928 McKinley Drive - Roanoke

\$95,000 (NEW LISTING!)

Charming, 3 Bedroom/1 Bath home in well-established neighborhood close to town and schools. The move-in ready home has been updated with laminate floors through out and painted walls. Outside, you will find a large deck over looking a fenced backyard, storage building and covered carport.



**Don't Try To Sell Your Home Without The Help
Of A Real Estate Professional!**
*Call Us Today To Let An Experienced Agent Assist
You In Listing Your Property.*

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

Visit our website for more details!
www.WedoweeLakeandLands.com

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.

Southern Auction Solutions is a modern thinking company with an old way of doing business. Hand shakes and looking people in the eye still mean something to us. We use all the latest technology to assist buyers in quick check outs and to promote the auction so everyone knows what we are selling and when.

Stay up to date on our auction schedule and news, and bid from anywhere. Download Southern Auction Solutions App to your smartphone today. Works for both Apple and Android.

Visit our website :

www.SouthernAuctionSolutions.com for more information.

Lets us talk to you about turning your assets into cash today!

We want to be your auction company.



Ron Young,
NAA-AMM-GPPA-USPAP
AL Auctioneer License # 5390
GA Auctioneer License #AU004397
Cell Phone: 334-885-1787
Office Phone: 256-357.9600
email: Ron@SouthernAuctionSolutions.com
www.SouthernAuctionSolutions.com

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!*

Agents



Ron Young
Qualifying Broker/ Principal/Auctioneer
AL Auctioneer License #5390
Mobile: 334-885-1787 Ron@LakeWedowee.org
Rita Young /Realtor
Mobile 334-646-9627 - Rita@LakeWedowee.org



Josephine McGuire
Realtor
Mobile: 770-500-9223
JosephineMcGuire@Centurytel.net



David Meddick
Realtor
Mobile: 256-276-0400
David@WedoweeLakeandLands.com



Melissa Canant
Associate Broker
Mobile: 256-610-2169
Melissa@WedoweeLakeandLands.com



Cecilia Virgin
Realtor
Mobile: 404-579-7496
CeciliaVirgin@gmail.com



Dakota Henderson
Agent
Mobile: 256-252-6228
Dakota@WedoweeLakeandLands.com

We Need Your Property Today!

Wedowee Lake and Lands Realty
23 Main Street
Wedowee, AL
256.357.9600
www.WedoweeLakeandLands.com

Give Our Office
a Call
to
Make Your
Listing Appt!



Randolph County Property



Current Inventory on MLS

