

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.

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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



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 property is located close to town and a marina.



543 Brookwater Way

\$675,000 (SALE PENDING!)

Come enjoy Lake Wedowee in this custom built home located on year round water!! You will find just over 100 ft of water frontage and a double decker aluminum dock (with boat lift) at the water's edge. There is a large deck leading to the dock great for relaxing or entertaining. This home has 5 bedrooms and 4 full bathrooms. You will notice upgraded tile in several bathrooms, and nice vanities. The kitchen has nice granite counter tops, some stainless steel appliances, and lots of cabinets. The living room offers a great view of the lake with its large windows, and the fireplace is an added feature. The terrace level has an additional living area, a bathroom with walk-in shower and a space to rinse off from the lake before heading upstairs. There is also a large area off the living room downstairs which is perfect for all the lake toys. There is an easy walk to the water with the landscaped pathway leading down to the lake. This home is located in Brookwater Point Subdivision with paved roads, underground power, county water, and a subdivision boat ramp.



180 Cedar Cove

\$549,000 (SOLD!)

LAKE HOME ON A GORGEOUS FLAT POINT LOT WITH INCREDIBLE VIEWS! The 5BR/3BA home sits on beautiful, manicured 1.65+/- acre lot with over 400ft of water frontage. Inside the home the open concept living room and kitchen provide panoramic views of Lake Wedowee. Master Suite, two bedrooms rooms and a full bath are also on the main level. Head down to the lower level and you find large game room with its own bar and more amazing views of the lake. Lower level has two additional bedrooms and a full bath. Step outside and take the easy walk to the dock or launch your boat in at your own private boat ramp. Minutes from downtown Wedowee.



135 Swagg Cove Rd
\$164,900 (SOLD!)



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.

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.



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.



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Lake Wedowee Lake Lots

\$50,000	100' of Water Frontage	Lot 5&6 Sweetwater Landing	(Price Reduced)
\$53,000	63' of Water Frontage	Lot 12 Outback Cove	(Price Reduced)
\$59,000	140' of Water Frontage	Lot 1 Woodgate Shores	(New Listing)
\$72,500	116' of Water Frontage	Lot 18 Crystal Cove	
\$75,000	113' of Water Frontage	Lot 8 Mud Creek	(New Listing)
\$75,000	124' of Water Frontage	Lot 15 Crystal Cove	
\$79,000	79' of Water Frontage	Lot 3 Crystal Cove	(Sale Pending)
\$79,900	95' of Water Frontage	Lot 7 Williams Drive	(Sale Pending)
\$85,000	219' of Water Frontage	Lot 5 Autumn Hills	(Camper Friendly)
\$89,000	222' of Water Frontage	Lot 1&2 Sweetwater Drive	(New Listing)
\$89,900	219' of Water Frontage	Lot 1&2 Morrison's Point	
\$95,000	186' of Water Frontage	Lot 12 Tranquility	(Price Reduced)
\$98,000	157' of Water Frontage	Sweetwater Drive W	(Price Reduced)
\$99,000	97' of Water Frontage	Lot 25 Hunterwoods	(Price Reduced)
\$109,000	399' of Water Frontage	Lot 29&30 Gracie Lane	(Camper Friendly)
\$114,000	97' of Water Frontage	Lot 10 Knock About Lane	(Price Reduced)
\$125,000	100' of Water Frontage	Lot 3 Triplett Creek	(SOLD!)
\$129,000	252' of Water Frontage	Lot 11 Aaron Subdivision	
\$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	



LOT 28 WOODGATE SHORES S/D

\$175,000 (PRICE REDUCED!)

- * Year Round Water
- * 1.085 Acre Lot
- * 225 +/- Ft of Water Frontage
- * Gravel Drive in Place
- * Parking for Camper
- * Campers allowed 6 months at a time
- * Community Boat Ramp

Acreege

\$119,500	30 Acres	County Road 269	Wedowee
\$139,000	26.9 Acres	Hwy 431 (New Listing)	Wedowee
\$179,000	44+/- Acres	Co Rd 133 (Sale Pending)	Wedowee
\$299,000	26 Acres	Co Rd 532 (Along Little Tallapoosa)	Woodland

Off-Water Lots

\$ 7,000	.59 Acres	Lot 16 Fosters Cir	(SOLD!)	Wedowee
\$ 9,900	2.44 Acres	Lot 15 Woodgate	(SOLD!)	Wedowee
\$15,000	.51 Acres	Lot 33 Crystal Cove		Wedowee
\$16,000	1.01 Acres	Lot 16 Williams Dr	(New Listing)	Wedowee
\$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
\$18,000	.88 Acres	Lot 21 Williams Dr	(New Listing)	Wedowee
\$18,000	.86 Acres	Lot 22 Williams Dr	(New Listing)	Wedowee
\$19,095	.79 Acres	Lot 30 River Breeze		Wedowee
\$22,900	1.30 Acres	Lot 28 Mandy Dr	(New Listing)	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
\$39,900	.98 Acres	Lot 25 The Bluffs		Wedowee



Eagles Landing - Wedowee

40 Acres/ Co Road 888

\$2,250,000 (Price Reduced)

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

Residential Homes



250 Co Rd 515 - Woodland

\$89,000 (SOLD!)

4+/- secluded acres along Wedowee Creek in Woodland with 3 Homes and Large Shop. Main home has 1 bedroom/2 full baths and open concept living room and kitchen. The bedroom has its own bathroom, large walk in close and private balcony overlooking the creek. Next to the main house is a smaller cabin with 1 bedroom/1bath, kitchen and living room that could be used as a guest house, a rec room or man cave. A 3rd building on property needs work but has potential. Large Shop on hill has power and water. Covered carport and Motor Home hookups also on property.

Residential Homes



11270 Hwy 431 - Roanoke

\$349,000 (SALE PENDING)

This property is located between Wedowee and Roanoke on HWY 431. It has the potential to be a residential home, a farm, commercial property, or a camp! 80 acres of open fields and hardwood mixture with over 2700 ft of Cornhouse Creek Frontage. House has 5 bedrooms (each with the potential to be a rec room or an office) and 2.5 bathrooms along with the commercial kitchen that is open to the dining area/living room. There is also a large 3-story barn/workshop. Tons of Interior roads and trails and great hunting. The stage in back of property with power and water could be converted into a second home. Whether you're relooking for a home, a farm, a commercial property or private family compound this place is worth checking out!



1081 Co Rd 684 - Roanoke

\$185,000 (SOLD!)

If you're looking for peace and tranquility this could be your new home! The curb appeal sets this gorgeous log home off. Come sit on the large front porch and enjoy nature at its finest. When not sitting on the front porch, you can enjoy the large covered back deck or the fire pit area that has a view of the rock water feature you will notice in the photos. This home sits on 2.33 acres and has a nice, flat front and back yard. The home features 3 bedrooms and 2 baths. You will walk into the living room and feel the warmth of home offered here. Although the home has central heating and air, the winter nights you can enjoy the wood burning stove in the living room.



363 Co Rd 44 - Wedowee

\$279,000 (SALE PENDING)

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 (SALE PENDING)

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.



1001 Co Rd 329 - Wedowee

\$119,500 (PRICE REDUCED!)

Charming farmhouse situated on 3+/- acres. This 2-3 bedroom, 1 bath home has almost 1400 square feet and is all one level. The inside has been remodeled to include a new kitchen complete with new cabinets, counter tops, flooring and some new appliances. The bathroom has been remodeled, and the home has new flooring throughout. This home is energy efficient with its new windows, and new vinyl siding. There is a detached oversized 2 car garage included. When not inside enjoying this cozy home, you can enjoy a cool breeze wispig by from the comfort of the large front porch.



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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!*

Agents



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