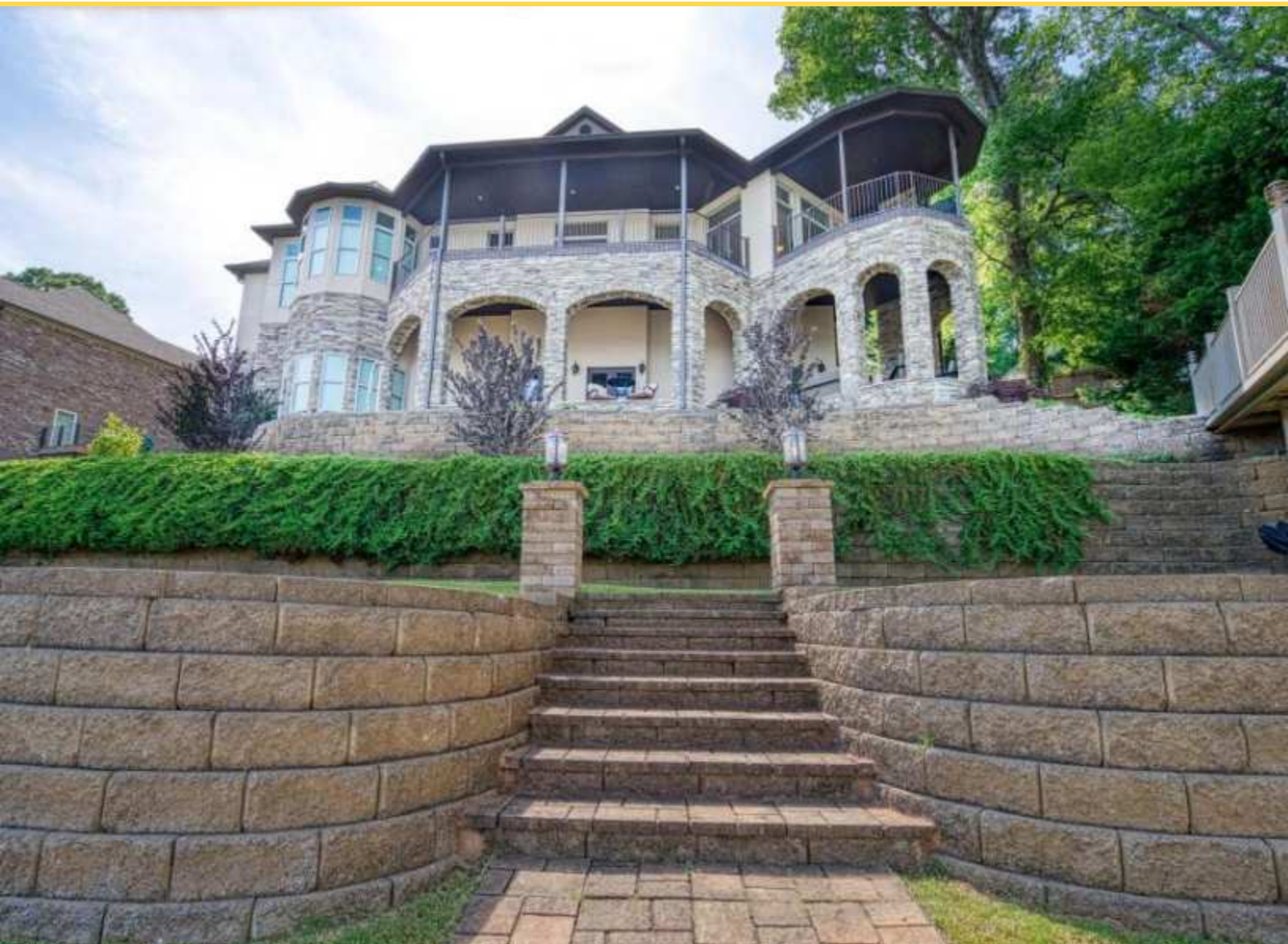


NEW



## zREB01 – Lakehouse on Shoal Creek / Wilson Lake

<1 Acre | Lauderdale County, AL | \$2,300,000



**National Land Realty**  
112 South Main Street  
Suite 201  
Tuscumbia, AL 35674  
[NationalLand.com](http://NationalLand.com)



**Seth Thompson**  
Office: 256-383-8990  
Cell: 256-394-3525  
[Sthompson@NationalLand.com](mailto:Sthompson@NationalLand.com)

The above information is from sources deemed reliable, however the accuracy is not guaranteed.  
National Land Realty assumes no liability for error, omissions or investment results.





## PROPERTY SUMMARY

Beautiful lakehouse & boat dock on the Tennessee River, built in 2016 with +/- 5,300 SF, 4 beds, 4 baths, 2 half baths, and a two-story boat dock. Enjoy lake views in almost every room in the house! The home includes a finished basement with a fitness center, safe room, and massive walkout deck. There is a theater room on the second floor with theater seats and a half bath (which could be converted into a 5th bedroom) and a 3-car garage on the main level. The kitchen features top-of-the-line kitchen cabinetry, appliances, and granite countertops. Outside, there's a fireplace on the back deck, huge covered upper and lower decks with breathtaking views, and a concrete two-level boat dock with two lifts. Prime Location! Contact Seth Thompson for more information at 256-394-3525 or [sthompson@nationalland.com](mailto:sthompson@nationalland.com).



## ADDRESS

1466 Sky Park Rd  
Florence, AL 35634

## LOCATION

From Florence, Take Florence Blvd / HWY 72 East for 2.9 miles, Turn Right onto Sky Park Rd for 1 mile, Stay Right on Sky Park Rd for .5 miles. Property on Right.

## ACREAGE BREAKDOWN

.4 +/- acre (126.63' Waterfront)

## TAXES

\$3,057/year (2020)

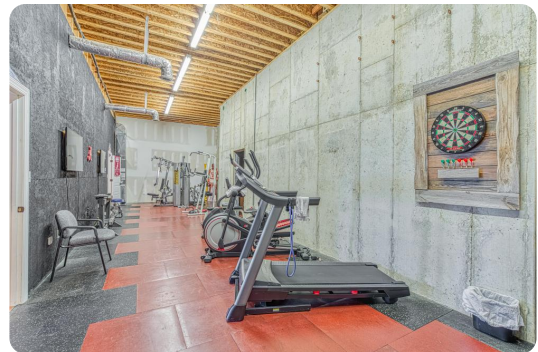
## PROPERTY HIGHLIGHTS

- PRIME LOCATION!
- +/- 5300 sq. ft. Lakehouse
- 4 Bed, 4 Bath and 2 half bath
- Two level Boat Dock
- Finished Basement
- Theater Room
- Fitness Center
- 3 Car Garage
- Massive Decks with Lake Views
- Built in 2016
- Wilson Lake / Shoal Creek
- Between Florence and Killen AL.



[nationalland.com/listing/lakehouse-on-shoal-creek-wilson-lake](https://nationalland.com/listing/lakehouse-on-shoal-creek-wilson-lake)





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**REAL ESTATE BROKERAGE SERVICES DISCLOSURE – RULE 790-X-3.13(1)**

**THIS IS FOR INFORMATION PURPOSES. THIS IS NOT A CONTRACT.**

Alabama law requires you, the consumer, to be informed about types of services which real estate licensees may perform. The purpose of this disclosure is to give you a summary of these services.

**A SINGLE AGENT** is a licensee who represents only one party in a sale. That is, a single agent represents his or her client. The client may be either the seller or the buyer. A single agent must be completely loyal and faithful to the client.

**A SUB-AGENT** is another agent/licensee who also represents only one part in a sale. A sub-agent helps the agent represent the same client. The client may be either the seller or the buyer. A sub-agent must also be completely loyal and faithful to the client.

**A LIMITED CONSENSUAL DUAL AGENT** is a licensee for both the buyer and the seller. This may only be done with the written, informed consent of all parties. This type of agent must also be loyal and faithful to the client, except where the duties owed to the client conflict with one another.

**A TRANSACTION BROKER** assists one or more parties, who are customers, in a sale. A transaction broker is not an agent and does not perform the same services as an agent.

\*Alabama law imposes the following obligations on all real estate licensees to all parties, no matter their relationship:

1. To provide services honestly and in good faith;
2. To exercise reasonable care and skill;
3. To keep confidential any information gained in confidence, unless disclosure is required by law or duty to a client, the information becomes public knowledge, or disclosure is required by law or duty to a client, the information becomes public knowledge, or disclosure is authorized in writing;
4. Present all written offers promptly to the seller;
5. Answer your questions completely and accurately.

Further, even if you are working with a licensee who is not your agent, there are many things the licensee may do to assist you. Some examples are:

1. Provide information about properties;
2. Show properties;
3. Assist in making a written offer;
4. Provide information on financing.

You should choose which type of service you want from a licensee, and sign a brokerage service agreement. If you do not sign an agreement, by law the licensee working with you is a transaction broker.

The licensee's broker is required by law to have on file an office policy describing the company's brokerage services. You should feel free to ask any questions you have.

The Alabama Real Estate Commission requires the real estate licensee to sign, date, and provide you a copy of this form. Your signature is not required by law or rule, but would be appreciated.

\_\_\_\_\_  
**Agent Print Name**

\_\_\_\_\_  
**Consumer Print Name**

\_\_\_\_\_  
**Agent Signature**

\_\_\_\_\_  
**Consumer Signature**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Date**

**\*THIS IS NOT A CONTRACT.**





