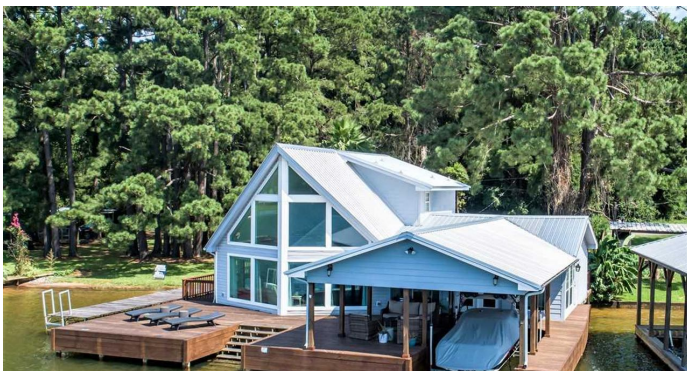


**3/2 Waterfront With Extensive  
Remodeling On Lake Jacksonville**  
2664 Aqua Vista Dr  
Jacksonville, TX 75766

**\$539,900**  
0.180 +/- acres  
Cherokee County



**MOSSY OAK PROPERTIES  
OF TEXAS**

**MORE INFO ONLINE:**

**MoreofTexas.com**



## 3/2 Waterfront With Extensive Remodeling On Lake Jacksonville Jacksonville, TX / Cherokee County

### **SUMMARY**

**Address**

2664 Aqua Vista Dr

**City, State Zip**

Jacksonville, TX 75766

**County**

Cherokee County

**Type**

Recreational Land, Residential Property

**Latitude / Longitude**

31.9211 / -95.2885

**Dwelling Square Feet**

2000

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

0.180

**Price**

\$539,900

**Property Website**

<https://moreoftexas.com/detail/3-2-waterfront-with-extensive-remodeling-on-lake-jacksonville-cherokee-texas/15205/>



**MOSSY OAK PROPERTIES  
OF TEXAS**

**MORE INFO ONLINE:**

**MoreofTexas.com**

## **3/2 Waterfront With Extensive Remodeling On Lake Jacksonville Jacksonville, TX / Cherokee County**

---

### **PROPERTY DESCRIPTION**

Fabulous renovation on 2000 SF waterfront beauty on Lake Jacksonville. Even more updates are happening with new covered deck currently being installed on lakeside. \$250,000 in Updates in past 18 months include: New underpinning, new metal roof, new decking, railings, around entire perimeter of home, new covered boathouse with lift, and covered patio area, new, July 2020 kitchen with granite counter-tops, new stove, dishwasher, and microwave. 3 year old refrigerator to convey. New energy efficient Cardinal 366 Low E windows on lakeside that stops fading and deterioration from sun, new 2 ton, mini-split AC system, new wood and metal fencing with solar powered electric security gate, new LED lighting under deck, interior of home completely repainted, new waterproof vinyl planking flooring with lifetime warranty for kitchen, living, dining areas. Most furnishings and 2004 Moomba Mobius LSV boat with 840 hours are included! Come get it before it's gone.

This write-up may contain errors and omissions and is for information only. The above has been deemed correct but is not guaranteed and is subject to changes, corrections, and or withdraws from the market without prior notice.

mixed use residential, recreational Jacksonville, TX 75766 Cherokee County waterfowl duck geese freshwater fishing biking trails bird watching water sports road frontage



**MOSSY OAK PROPERTIES  
OF TEXAS**

**MORE INFO ONLINE:**

**MoreofTexas.com**



**3/2 Waterfront With Extensive Remodeling On Lake Jacksonville  
Jacksonville, TX / Cherokee County**



**MOSSY OAK PROPERTIES  
OF TEXAS**

**MORE INFO ONLINE:**

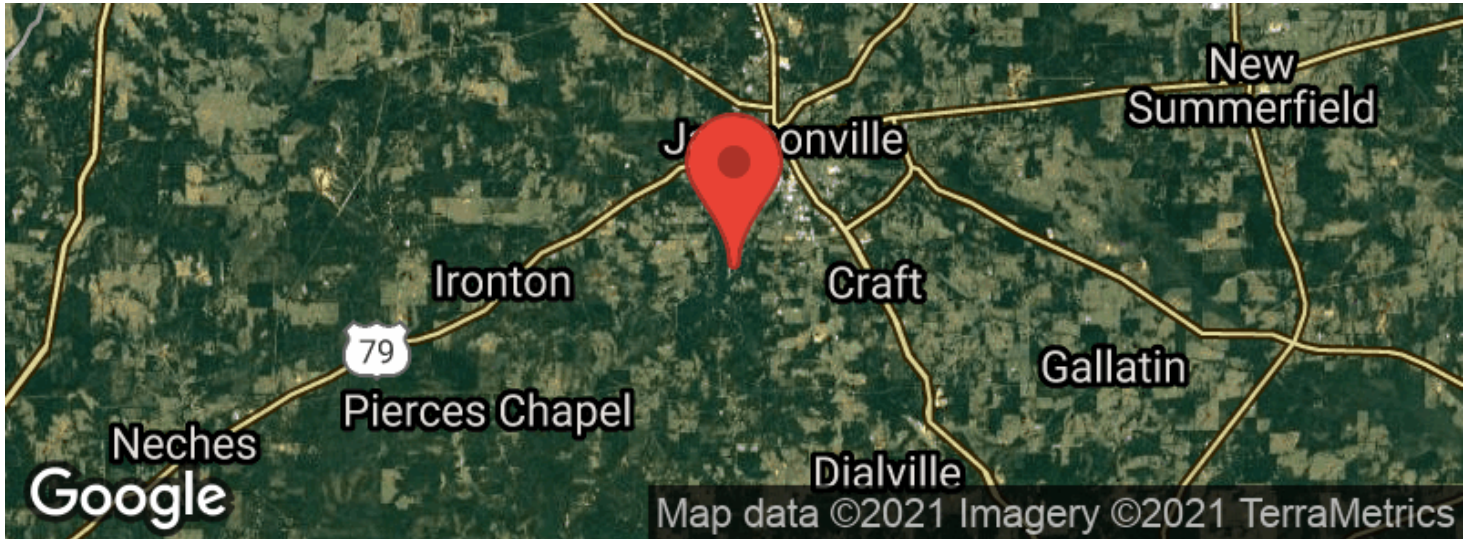
**[MoreofTexas.com](http://MoreofTexas.com)**

## Locator Maps





## Aerial Maps



**MOSSY OAK PROPERTIES  
OF TEXAS**

**MORE INFO ONLINE:**

**[MoreofTexas.com](http://MoreofTexas.com)**

**3/2 Waterfront With Extensive Remodeling On Lake Jacksonville  
Jacksonville, TX / Cherokee County**

---

**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Susan Brock

**Mobile**

(903) 571-6772

**Email**

sbrock@mossyoakproperties.com

**Address**

518 Tyler Street

**City / State / Zip**

Jacksonville, TX 75766

---

**NOTES**

---

---

---

---

---

---

---

## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



**MoreofTexas.com**



## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



**MOSSY OAK PROPERTIES  
OF TEXAS**

**MORE INFO ONLINE:**

**MoreofTexas.com**

---

**Mossy Oak Properties of Texas**

**4000 W University Dr**

**Denton, TX 76207**

**(833) 466-7389**

**MoreofTexas.com**

---



**MOSSY OAK PROPERTIES  
OF TEXAS**

**MORE INFO ONLINE:**

**MoreofTexas.com**