



## Residential Detail



1225	C.R.	1708	
RoadTyp	C.R.	Subdiv	N/A
Avl/Pos	30 days after closing		

SubType	Beds	Baths	Price	MLS number
R-11	2	2	\$199,000.00	10142243
Legal Abstract 903, County Block 1757, Tracts 12, 12B & 12D, S.T. Wilson Survey				
Status	Active	Recent Change	New Listing	
Exterior	T-111 Siding	I.S.D.	Rusk	
LotSqFt	748,360	Acreage	17.18	
LandDim	Rectangular	County	Cherokee	
Tax/SCE	\$1,653.28 ('21/AD)	Exemptions	None	
City	Jacksonville	Year Built	1985	
Zip	75766	State	TX	Zone None
X Street	C.R. 1707	Htng/Cooling	Window AC & Wood Heat	
StndtFtr	Great seclusion and an appealing rustic home			

### NarrtiveDscrptn

**SUPER SECLUSION** Super rustic two-story 2 BR, 2 BA home with beautiful wood ceilings, sitting on 17.18 acres. A beautiful, wooded, rolling tract of land with a healthy creek. There is a separate manufactured home on the property that can be leased out. It has a 15.5' x 11' bedroom/living room, 11' x 7' kitchen and 7.5' x 3.5' bath. There is also a 1,000-plus sq. ft. shop building that offers endless possibilities. Water, electric and phone utilities provide service to the home. Minutes from Jacksonville and Rusk. 1,200 sq. ft.

**Directions:** From the interscetion of U.S. 84 & C.R. 1708, N. on 1708 for 1.1 miles. Follow the arrow sign. Also, from the intersection of F.M. 1910 & C.R. 1708, S. on 1708 for 2.5 miles. Follow the arrow

H/C SqFt	1,200	FamRoom	20' x 13.5'	Water	Creek	Pool	No
Style	Country Rustic	Den	No	Range	Yes	SecSys	No
Stories	2	GameRoom	No	StoveTop	No	LawnSprink	No
Floors	Ceramic & Wood	Office	No	Oven(s)	Yes	PropTank	Yes
Interior	Sheetrock & Panelling	Study	No	HoodVent	No	Intercom	No
Foundation	Slab	Loft	No	DW	No	Grill	No
Roof	Metal	Laundry	7' x 7'	Disposal	No	HOAssoc	No
Windows	Metal/Double Pane	Breakfast	11' x 5.5'	Washer	Yes	Dues	None
#Rooms	8	DR	In Kitchen	Dryer	Yes	DuesPer	N/A
MasterBR	----	FormalLR	No	Compactor	No	WaterSup	Craft Turney
BR#2	23.5' x 11.5'	OtherRm	Pantry	IceMaker	No	AvgWater	\$32.00/mo.
BR#3	17' x 16'	OtherRm	----	Microwave	No	Sewer	Conventional Septic
BR#4	----	OtherRm	----	#CeilFans	3	ElecCo	Electric Co-Op
BR#5	----	OtherRm	----	#WBFP(s)	0	AvgElect	\$101.00/mo.
BR#6	----	OpenPatio	----	#FPInsert	0	GasCo	Propane
MasterBA	----	CovdPatio	----	WoodHeat	Yes	AvgGas	0
Bath#2	12' x 7.5'	Porch	----	Refrig	Yes	PhoneCo	EasTex
Bath#3	9.5' x 5.5'	Deck(s)	27' x 8'	WatSoft	No	CableCo	None
Bath#4	----	Gazebo	No	OtherApl	----	SanSer	Private Rural
Bath#5	----	Barn	No	OtherApl	----	HOW	No
HalfBA#1	----	Shop	No	AtticFan	No	Builder	Unknown
HalfBA#2	----	StorBldg	40' x 27' w/ Loft	Antenna	No	RoadSurf	Natural
CarStorage	No	Fencing	Barb Wire	Satellite	Yes	ADA Acc	No
DoorOpnr	No	OthrStruc	Manufactured Home	CentVac	No	Minerals	All Owned
Basement	No	Terrain	Rolling	Jacuzzi	No	Vegetation	Natural
Attic	No	Views	Woods	HotTub	No	DeedRestr	No
		Kitchen	17' x 9'				