

**Lake Cabin**  
**75 Edgewater Drive**  
**Wichita Falls, TX 76308**

**\$159,000**  
**0.413 +/- acres**  
**Archer County**



**MOSSY OAK PROPERTIES**  
**OF TEXAS**

**MORE INFO ONLINE:**

**MoreofTexas.com**

**Lake Cabin**  
**Wichita Falls, TX / Archer County**

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**SUMMARY**

**Address**

75 Edgewater Drive

**City, State Zip**

Wichita Falls, TX 76308

**County**

Archer County

**Type**

Lakefront

**Latitude / Longitude**

33.8347687 / -98.5359525

**Dwelling Square Feet**

1811

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

0.413

**Price**

\$159,000

**Property Website**

<https://moreoftexas.com/detail/lake-cabin-archer-texas/19421/>



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## Lake Cabin Wichita Falls, TX / Archer County

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### **PROPERTY DESCRIPTION**

If you've been on the hunt for a lake cabin look no further! This 1811 square-foot 3 bed 2 bath waterfront brick home has a ton of potential! Home sits on nearly 1/2 acre, with direct water access. Recent updates include flooring, paint, unique wall coverings and more. Plenty of space in the kitchen, attached utility/storage room/bait room, large living room open to the kitchen. Current pier still stands, but needs some repairs.

Live there, Entertain there, use as a VRBO, weekend getaway--the options are endless. All 3 bedrooms are great size with nice size walk in closets. Wood burning fireplace, game room overlooking the water, and more! Must see to appreciate! Call Leslie TODAY, this cutie won't last!



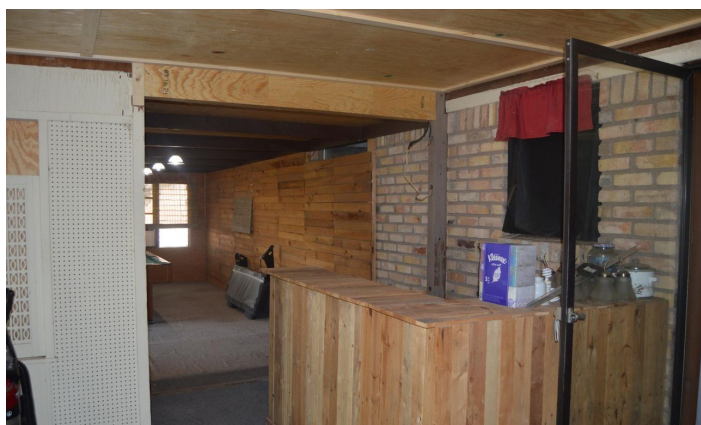
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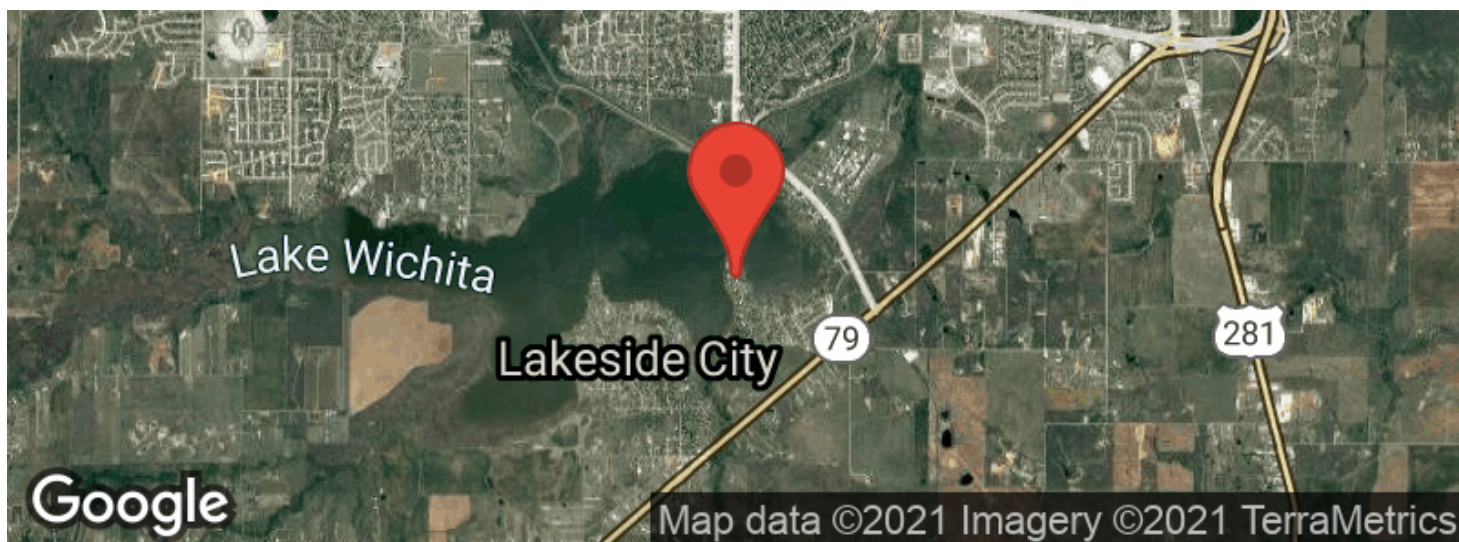
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## Locator Maps



## Aerial Maps



Lake Cabin  
Wichita Falls, TX / Archer County

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## LISTING REPRESENTATIVE

For more information contact:



**MOSSY OAK PROPERTIES  
OF TEXAS**

### Representative

Leslie Thompson

### Mobile

(352) 668-8677

### Email

leslie@mossyoakproperties.com

### Address

111 S Center

### City / State / Zip

Archer City, TX 76351

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## NOTES

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## **DISCLAIMERS**

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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.



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