

# 369 Air Park Drive

## Completed July 2022

### Living Quarters

- 1,026 Square Feet
- 2 Bedroom
- 1 ½ Bath
- Tile Floors Throughout
- Ceiling Fans Throughout
- Beautiful Custom Wood Front Door
- Spray Foam Insulation
- Can Lighting
- HVAC with Wi-Fi Enabled Thermostat for Remote Operation
- Electric Tankless Water Heater
- Whole Home/Hangar Water Softener/Filter
- 6' x 27' Lighted, Covered Porch

### Kitchen

- Granite Countertops
- Granite Farmhouse Sink
- Soft Close Drawers
- Soft Close Cabinet Doors
- Pull Out Shelves in Lower Cabinets
- Lazy Suzan in Lower Corner Cabinet
- Built-In, Slide Out Spice Racks in Lower Cabinets
- Whirlpool Appliances
  - Stainless Steel
  - Electric Range / Flat Top Stove
  - Dishwasher
  - Refrigerator
    - French Style Doors
    - Water & Ice Maker in Door
  - Low Profile Over-The-Range Microwave
- Large Island
  - Island Seating
  - Sink and Dishwasher in Island
- Under Cabinet LED Lighting
- Pantry Closet

## **Family Room**

- Large, Double Opening Slider Leading to Hangar
- Built in Window Seat
- Behind Wall Wire Conduit and Upper Power Outlet for Wall Mount TV
  - No Exposed Wires
- Ethernet Hardwired to TV

## **Master Bedroom**

- Walk-In Closet
  - Upper and lower hanging racks
  - Built-in shelves
- Behind Wall Wire Conduit and Upper Power Outlet for Wall Mount TV
  - No Exposed Wires
- Ethernet Hardwired to TV and Second Location

## **Second Bedroom**

- Walk-In Closet
  - Upper and lower hanging racks
  - Built-in shelves
- Behind Wall Wire Conduit and Upper Power Outlet for Wall Mount TV
  - No Exposed Wires
- Ethernet Hardwired to TV

## **Full Bath**

- Soft Close Drawers
- Double Sink Vanity
- Quartz Countertop
- Beautiful Walk-In Shower
  - Floor to Ceiling Tile
  - Built-In Bench Seat
  - Soap and Shampoo Niches
  - Stainless Steel Handrails
- Window
  - Small Window Up High
  - Provides Light but Doesn't Compromise Privacy

## **Half Bath**

- Opens to Hangar
- Quartz Countertop

- Soft Close Drawers in Vanity
- Large, Built-In Storage Cabinet for Vacuums, Accessories, and Supplies
  - Soft Close Cabinet Doors

### **Laundry Closet**

- Electric Dryer Hook-Up
- Built-In Cabinets Above Washer & Dryer
  - Soft Close Cabinet Doors
- Can Lighting

### **Hangar**

- 3,616 Square Feet
  - 60' x 60' Building
  - 4' x 4' Compressor House
    - Opens Into Hangar
    - Lighting
    - Remote Compressor On/Off Switch in Hangar
- Fully Insulated
  - Spray Foam Insulation
- HVAC with Plenum Across Ceiling to Disperse Heating and Cooling Throughout
  - Wi-Fi Enabled Thermostat for Remote Operation
- 9 - 240W, 34,800 Lumens, Tempered Glass, UFO Series, LED Hangar Lights
  - 313,200 Total Lumens for 87 Foot Candles (i.e. Very Bright Inside Hangar)
  - All 9 Lights Wired Together with a Switch at Every Entrance
- 2 – 10' Reversible Ceiling Fans
  - Built-In Led Lights for Low, Soft Light in Hangar
- 54' Wide by 12' Clear Hangar Door
  - Horizontally Sliding, Insulated Panel Door
  - Separates in the Middle and Can Be Opened to Any Width Up to Full 54'
  - Windows Across the Top of the Entire Door for Natural Light
  - Hangar Faces Back of Property with Airport Greenway Behind for Privacy
  - Sconces on Each Side of Hangar Door
- 40' by 104' Ramp Outside of Hangar Door
  - Landscape Lighting Around Ramp
  - 3 Flood Lights in Hangar Which Illuminate Ramp
- 15' Wide Taxiway Leading from Road to Ramp
  - Landscape Lighting Along Both Sides of Taxiway
  - Flood Light on Hangar Which Illuminates Taxiway

- 12' Wide by 12' Clear Rollup Truck Door
  - Driveway Off of Taxi Way Leading to Truck Door
  - Landscape Lighting Along Sides of Driveway
  - Sconces on Each Side of Truck Door
  - Insulated
  - Wi-Fi Enabled Electric Garage Door Opener
    - Can be Operated Remotely Through MyQ App
- Walk Through Door to Exterior
  - Sconce on Side of Door
  - Concrete Walkway to Ramp
  - Wi-Fi Enabled Keyless Entry
    - Can be Operated Remotely Through Lockly App
- Stainless Steel Shop Sink with Restaurant Style Spray Faucet
- Inside Hangar Hose Bib
- Hangar Plumbed for Compressed Air from Compressor House to North and South Sides, as well as Over Bench Area
  - Drain Valves for Eliminating Accumulated Moisture
- Recessed Hook in Hangar Floor for Securely Mounting Tail Stand when Placing Aircraft on Jacks
  - Removable, Telescoping Tail Stand Included
- Behind Wall Wire Conduit and Upper Power Outlet for Wall Mount TV
  - No Exposed Wires
- Ethernet Hardwired to TV
- 85" TV on Hangar Wall Included

### **Security**

- Ring Doorbell
- 8 Camera Security System
  - 7 Ethernet Cameras Around Building Exterior
  - 1 Ethernet Camera Looking Over Hangar Interior
  - Connected to Internet
  - 32" TV in Hangar for Viewing Cameras While Inside Included
  - Cameras Remotely Accessed Through Annke App
- Porch Lights, Sconces, Taxiway Lights, Ramp Lights, Driveway Lights, and Flood Lights Can Be Operated Remotely Through the SmartLife App
  - Porch Lights, Sconces, Taxiway Lights, Ramp Lights, and Driveway Lights are Set to Go On at Dusk and Off at Dawn.