

## List of Hangar Home Features

1. Large corner lot, measured at 1.37 acres. Great access with four entrances. Easily park 12 to 15 airplanes for your own mini fly in.
2. 65 ft. X 75 ft. Hangarminium with 3 bedroom, 2 story, knotty pine home
3. Master bedroom is downstairs, large walk-in closets
4. Guest bedrooms have Jack and Jill bath and shower with double sinks, oversized closets and built in shelving.
5. Guest Bedrooms are accessed by stairs, from inside the hangar for more privacy.
6. Counter tops, floors, master shower and hangar floor, show off the decorative concrete.
7. Kitchen island has an abundance of storage
8. Master bath has an oversized claw foot tub on a pedestal
9. Each room of the living area has its own Mitsubishi, ductless air conditioning system. Two 30,000 BTU, outside units powering the units inside. If one unit should fail, there is more than an ample amount of air conditioning for the whole house. Built in redundancy in case of a mechanical on one compressor. Seldom is more than one air handler needed at a time.
10. Hangar space has it's own 5 Ton ducted A/C unit with gas heat. More than enough to heat and cool the hangar for a very very pleasant working environment, keeping the humidity to a minimum for your aircraft.
11. Personal 500 Gallon propane tank
12. Hot water provided by a propane, tankless hot water heater. Using approximately 10 gallons per month.

- 13.** The entire building is insulated with open cell insulation. The home is also insulated with R30 in the ceiling, and R12 in the walls exposed to the interior of the hangar. Interior walls are insulated for sound proofing.
- 14.** Great lighting in hangar. Has 6 high bay lighting fixtures with one high lighting fixture over work area and man cave. Insulation was sprayed with 180 gallons of white Sherwin Williams paint for additional illumination in the hangar.
- 15.** Man Cave with its own half bath and whisky barrel sink
- 16.** Hangar door is a 48x14 HP. (Higher Power) with two remotes
- 17.** Hangar has 220/240V welding outlet
- 18.** Totally electric home, including water well, air conditioning and heating. The hottest months of the summer delivered only \$175.00 electric bill. That includes air conditioning the hangar. Winter months deliver an average of \$100.00 month.
- 19.** A 22KW Generac, whole household, propane generator
- 20.** Pelican whole household water filtration and softening system. Excellent water, has been tested, with an excellent report.
- 21.** All exterior water bibs are higher than normal, with a common drain for cold weather operation.
- 22.** Barn Doors downstairs
- 23.** Lots of storage upstairs with laminate wood flooring
- 24.** Balcony upstairs, overlooking the hangar below
- 25.** 18 Ft. wide garage door
- 26.** 75 Ft x15 Ft porch with parking if desired
- 27.** 20 Ft. wide driveway

- 28.** 20 Ft. wide taxiway to ramp with ample turn around room for aircraft in front of hangar.
- 29.** Direct access to airpark taxiway, leading into the municipal airport
- 30.** Laundry room has built in cabinets