



15506 Sundowner Drive  
Baytown, TX 77523  
RWJ Airpark (54T)

Facts and Features

# House Information



## **Per Appraisal District:**

- Built: 2007
- Living Space: 2924 sf
- Porches: 1709 sf
- Hangar: 2430 sf
- Additional Concrete: 400 sf
- Gazebo: 64 sf
- Carport: 959 sf
- Land: 1.984
- Acres (99,200)
- Barbers Hill ISD
- Chambers County taxes 1.8157



# House Information



- 3 Bedrooms / 2 ½ Bathrooms / Office / Additional Living/Flex Space
- Master bedroom down
- Master bath with clawfoot tub, shower, dual sinks and 2 closets
- ½ bath down – with access to storage underneath stairs
- 2 Bedrooms, 1 Bathroom, Additional Living/Flex Space and office up
- Wainscoting in Formal Dining and on ceiling in Kitchen and Dining area
- Chef's Kitchen
- Lighted Breakfast bar – seats 12
- Countertops: Granite (2018)
- 6' commercial stove – American Range 6 burner + flat top griddle with 2 full size ovens and Salamander. Broan Vent Elite adjustable vent
- 6' commercial refrigerator – Turbo Air
- Pull out drawers in all kitchen cabinets
- Lighted display cabinets above upper cabinets
- Farmhouse sink
- Floors: stained concrete down, carpet up. Master - vinyl and ½ bath - wood

# House Information



- Large utility room – water piped for ice maker for additional refrigerator
- Dishwasher replaced 2018
- Garbage disposal replaced 2018
- Front door replaced 2019
- Tankless water heater installed 2018
- All doors and windows hurricane zone approved
- Wraparound porches
- Upstairs outside balcony off 1 bedroom – with a view of both runways
- Crown molding throughout house
- 7" baseboards throughout
- Roof: original
- AC: original – Frigidaire 23 seer (available 5 zone, current setup runs on 1 zone only) –master bath thermostat is primary

# Hangar Information



- Hangar is 40x60x16
- 1 Full Bath (shower only, no tub) with window A/C unit
- Shop 13x13 with AC unit
- Upstairs storage 20x13 (over shop and bath)
- Large area for Pilots lounge or additional storage
- 2 large built in closets
- Main Door: 50x13 Hydroswing Hydraulic Door – North
- 20x10 roll up garage door – West
- 10x10 roll up garage door – South
- 2 regular walk-through doors – 1 East and 1 West
- Attached awning/carport: approximately 40x24
- Additional concrete driveway (2018)
- Covered breezeway between house and hangar
- Long driveway with plenty of additional parking
- Hangar fits a twin engine plane or could fit 2 single engine planes
- Room for cars in hangar (depending on size of your plane)



# Other Property Information



- Direct access to turf runway
- Immediate proximity to hard surface runway
- Stocked pond
- Gazebo
- HOA Fees: \$20/year mandatory
- Runway Fees - \$240/year mandatory (due to runway proximity)
- Alarm system: Owned
- Property has never flooded (per seller)
- Indoor and outdoor cameras
- Foundation - Slab on builders bell bottom piers (56)
- Area reinforced outside master for hot tub
- Water Well 325' deep
- Aerobic Septic - 4 sprinklers (Serviced by Wright Services)
- Propane tank – 325 gallons (leased from Gore Propane, buyer would need to assume lease)

# Runway Information



- Hard surface runway:  
5035 ft x 40 ft  
Lighted
- Turf runway:  
3532 ft x 100 ft
  
- RNAV instrument approach
- RWJ Homeowners own the runways
- Fuel on field
- FBO

<http://www.airnav.com/airport/54T>



### **Items that will stay with the home:**

- Desk in the office
- Shelving in hangar upstairs storage area

### **Items that can stay if buyer wants them:**

- Entertainment center in living room
- Cabinets in laundry room
- 10 stools without backs
- Paddle boat

### **Items that are available for purchase:**

- Air hockey table
- Mower