



*Just
Listed*

**TRADITIONAL CHARMER AT PRIVATE AIRPARK
PRESENTS VERSATILE LIVE-IN, BUILD-OUT OPTIONS**

Fly me to the moon. Or to your private airport's three bedroom/two bath in bucolic Brookshire. Adjoining a 120-ft by 4,100-ft grass, lighted runway, a marvelous 39-ft screened patio overlooks aerial activities. This .8-acre property affords flexibility for a hangar build with custom runway access.

4419 SPORT FLYERS LANE | BROOKSHIRE, TX 77423

\$295,000



CLASSIC HOME ON GRASS AIRSTRIP PERFECT FOR AIRCRAFT, COUNTRY LIVING ENTHUSIASTS ALIKE

With charming window-shuttered curb appeal and an expanse of open land, this Sport Flyer's Estates property offers tremendous possibility for creating a lifestyle of favorite things. Classic interior and floorplan: kitchen open to breakfast area; granite counters with bar seating; plentiful cabinetry with two integrated lazy Susan; under-counter lighting; Whirlpool appliance suite. Spacious living area. Separate dining room. Owners' suite: expansive

bedroom fits king bed, bureaus, seating; reach-in closet with sliding, mirrored doors; bath boasts dark granite double-sink vanity; tiled step-in shower with bench, dual shower heads; abundant storage. Secondary bedrooms bookend hall bath with double granite vanity, step-in tiled shower with bench. Fanciful crown molding, tile floors, ceiling fans throughout and on patio. Laundry room. Elongated, double-wide driveway.

FEATURES AND UPGRADES

SIGNATURE FEATURES

Located at Sports Flyer Estates – a Fly-in Airpark Community With 4,091 Ft Turfed Runway; FAA ID 27XS

Welcoming Covered Front Porch Leading to Metal Front Door With Arch Lite and Storm Door

Expansive 39-Foot Screened Patio With Wooden Decking and Dual Ceiling Fans Overlooking Airstrip

Crown Molding, Versatile Tile Floors, and Light-Colored Interior Paint

Spacious Living Room With Recessed Lights, Ceiling Fan, and French Doors

KITCHEN & DINING

Large Breakfast Bar With Undermount 60/40 Dual Bay, Extra-Deep Stainless Steel Sink, Gooseneck Faucet With Pull-Out Sprayer and Soap Dispenser

Oak Recessed Panel Front Cabinets With Lazy Susan Corner Access and Under Cabinet Lighting

Full Bullnose Amber Granite Countertops Complemented by Classic White Subway Tile Backsplash

Whirlpool Classic White Appliance Suite Including Smooth-Top Electric Range, Vent Hood, Microwave, and Side-by-Side Refrigerator With Dispenser

Spacious Formal Dining

Breakfast Room Off Kitchen With French Doors

OWNERS' SUITE

Generously Sized Primary Bedroom With Ample Space for King-Sized Bed, Dressers, and Seating Area

Large Closet With Sliding, Mirrored Doors

Ceiling Fan

Absolute Black Granite Countertops With Dual Undermount Rectangular Sinks and Brushed Nickel Fixtures Topping Traditional Freestanding Vanity Cabinet With Abundant Drawer and Under-Sink Storage

Decorative Framed Mirrors Set Under Updated Oil Rubbed Bronze Light Fixtures

Step-in Shower With Seating Ledge, Dual Shower Heads, Handheld Sprayer, Tile Floor, and Glass Enclosure

Wall of Generous Cabinet Space

Comfort Height Commode

BEDROOMS & BATHS

Ceiling Fans

Hall Bathroom With Dual Vanities, Framed Mirrors, Updated Transitional Lighting Fixtures, and Step-in-Shower With Seating Ledge, Tile Floor, and Glass Enclosure

FOUNDATION, MECHANICAL SYSTEMS, AND GENERAL

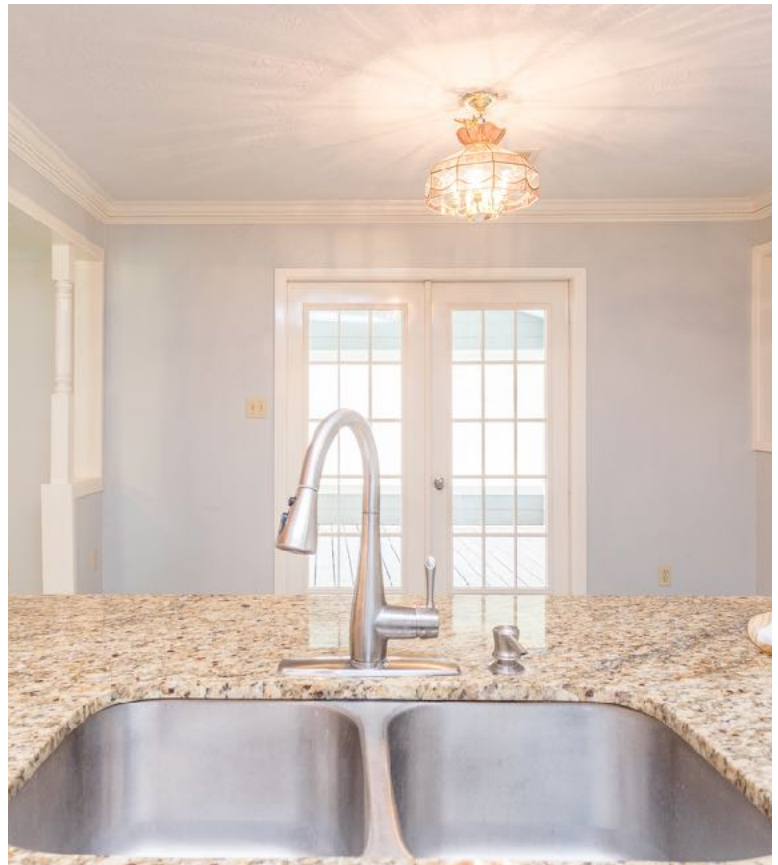
Low-E Double Pane Insulated Vinyl Framed Windows

Regularly Maintained Onsite Septic and Well

Composition Roof With Ridge and Soffit Vents and Gutters

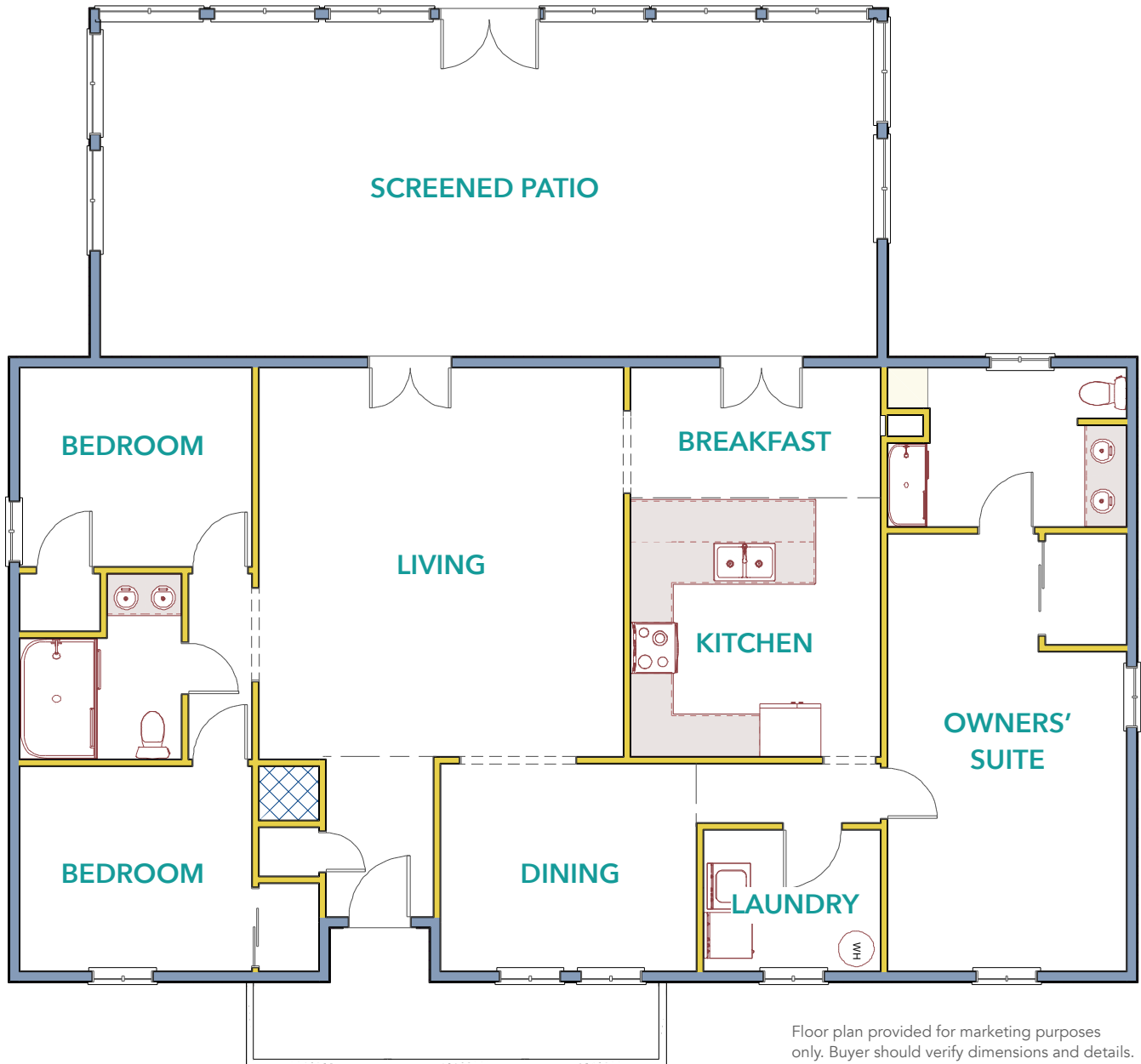
Spacious in-House Laundry Room With Wall-Hung Storage Cabinets

Mature Trees Including Large Oak, Pine, and Sweet Gum



FLOOR PLAN

The thoughtfully designed residence at 4479 Sports Flyer Ln boasts a FLOOR PLAN BUILT FOR COMMUNAL GATHERINGS that also has plenty of places to tuck away for private time to work, rest, or play!



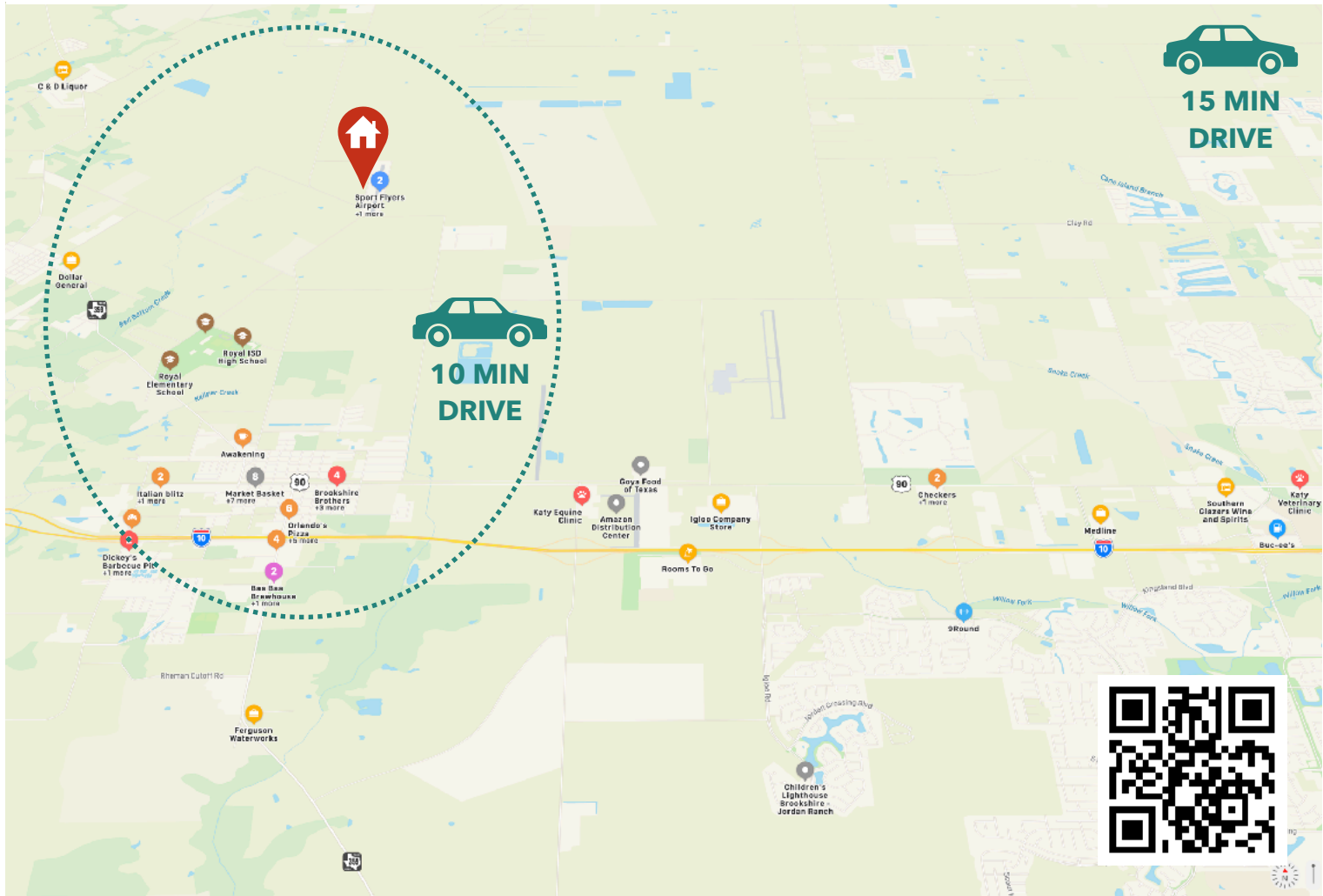
Floor plan provided for marketing purposes only. Buyer should verify dimensions and details.

Key Measurements







Living	20' x 18'	Breakfast Room	12' x 9'	Bedroom	12' x 11'
Dining	13' x 11'	Primary Bedroom	23' x 12'	Laundry	9' x 7'
Kitchen	12' x 11'	Bedroom	12' x 11'	Screened Patio	39' x 15'



NEIGHBORHOOD GUIDE









10 MIN DRIVE

-  **BROOKSHIRE BROTHERS**
3523 Front St
-  **DOLLAR GENERAL**
4821 Front St
-  **ORLANDO'S PIZZA**
602 Waller Ave
-  **TAQUERIA COAHUILA**
204 FM-359
-  **POP'S PITT BAR BQ**
4225 S Front
-  **ROYAL SCHOOLS**
2222 Durkin Rd



15 MIN DRIVE

-  **KATY CITY PARK**
5614 Franz Rd
-  **9ROUND FITNESS**
29711 Kingsland Blvd, #600
-  **H-E-B**
25675 Nelson Way
-  **GOAT YOGA KATY**
1324 Peach Ridge Rd
-  **CHECKERS**
29625 Highway Blvd
-  **BUC-EE'S**
27700 Katy Fwy



20 MIN DRIVE

-  **COSTCO**
23645 Katy Fwy
-  **KATY MILLS**
5000 Katy Mills Cir
-  **MEMORIAL HERMANN HOSPITAL**
23900 Katy Fwy
-  **WALMART SUPERCENTER**
22850 Morton Ranch Rd
-  **FIESTA MART**
333 S Mason Rd
-  **CINEMARK**
1030 W Grand Pkwy N

To view the interactive Neighborhood Guide, scan the QR code on the map or visit bit.ly/SportFlyersGuide

Features

3 

2 

1,804 SF 

Lot Size 34,848 SF

Subdivision Sport Flyer's Estates

Property Type Single Family

Year Built 2000

Stories 1

Style Traditional

Construction Cement Board

Foundation Slab

Parking Double-Wide Elongated Private Driveway

Heating Central Electric

Cooling Central Electric

Water On-Site Well

Sewer Aerobic Treatment

School District Royal ISD

HOA \$120/YR

HOA Maintenance Includes Airstrip Road

FAA Airport ID 27XS

Runway Dimensions 4,091' x 120'

MLS Number 95303044



Jennifer Vickers is an award-winning Realtor® specializing in inner loop residential properties. Recipient of the HAR "20 Under 40 Rising Stars in Real Estate" and 2019-2021 Texas Monthly Five Star Real Estate Awards, her detail oriented approach has helped Jennifer become a Top Producer since entering the real estate business in 2014. Contact Vickers Properties Group to assist with buying a home, selling or leasing a property, or marketing your next development.

Certifications:

- Master Certified Negotiation Expert
- Graduate, Real Estate Institute



Jennifer Vickers

REALTOR®

TREC LIC # 637294

CELL: 713-240-9671

JENNIFER@VICKERSPROPERTIES.COM

WWW.VICKERSPROPERTIES.COM



711 W 17TH STREET | HOUSTON, TX 77008



This is not intended to solicit a currently listed home. Information is deemed reliable, but not guaranteed.