



1629 County Road 130, Pearland TX 77581

Construction Highlights

Select fill foundation compacted to 95%

Conventional foundation hand tied re-bar piers, beams & mat

42 Bell Bottom Piers 12/36 & 14/42

12"x24' Grade Beams

5" foundation with #3 on 15" centers

Engineered Metal insulated exterior building envelope

Conventional 2x4 & 2x6 wall stud framing living spaces

Home interior insulated with R13 walls and R-19 ceilings within the "envelope" of the building

Sheet rock walls large hangar painted finished exposed red iron painted

Exterior

Extensive mature landscaping

Accented with landscape lighting

Sprinkler system

Outdoor kitchen with granite countertops with under mount SS sink, built-in Kitchen Aide propane grill

Sub-structure of outdoor kitchen built with CMU.

2 story steel observation tower overlooking runway and airport.

Unique architectural stairway leading up to the tower

Masonry outdoor fire pit constructed out of stone and fire brick

Fire pit seating area constructed out of decomposed granite

Outdoor speakers with wifi controls

Oversized driveway with additional concrete parking

All metal construction

Insulated low E vinyl windows

Amazing sunset views as well as unrestricted views of the runway with no vertical construction allowed

Rental Property - \$61,500 in annual income

___4 – T Hangars consistently rented at \$400 p/month

___All hangars have concrete aprons with adjoining FAA taxiways

___Large 55' X 49' with 50' X 16' Schweiss hydraulic door with additional manway door. Ceiling height is 20' – 30'. High windows in door for natural lighting. Additional doorway leading directly into private residence. Epoxy floor, 6 high bay – high intensity lights, all steel structure painted white, insulated, sheet rocked, painted and equipped with washer and dryer connections (propane). Also equipped with a small storage area in the back of the hangar.

Upstairs apartment – 1 bedroom, 1215 sq. ft. Consistently rented at \$1,125 p/month, plus electricity. Tenant has been in the apartment for 6+ years. All windows providing an unobstructed view of the runway. Private entry with private stairway. Engineered laminate flooring, kitchen island with dishwasher and SS sink. Standalone gas range with overhead vent and built-in microwave. Recessed can lighting, refrigerator, crown molding, separate desk area with under cabinet lighting and breakfast nook. Apartment has a separate pantry and all doors are paneled/solid core. Ceiling fan in the bedroom with a bed nook “pop out” flanked by windows. Washer and dryer connections (propane), built-in bookshelves, 2” faux wood blinds throughout. The bathroom has built-in shelves for storage, linen cabinet, solid surface vanity top, tub/shower and elongated toilet.

___Downstairs apartment – 1 bedroom, 1100 sq. ft. Consistently rented at \$1,000 p/month, plus electricity. All windows providing an unobstructed view of the runway. Private drive with private entry. Flooring – stained concrete, kitchen island with dishwasher and SS sink. Standalone gas range with overhead vent and built-in microwave. Recessed can lighting, refrigerator, crown molding, separate desk area with under cabinet lighting and breakfast nook. Apartment has a separate pantry and all doors are paneled/solid core. Ceiling fan in the bedroom. All in one Washer and dryer connections (propane), built-in bookshelves, 2” faux wood blinds throughout. The bathroom has built-in shelves for storage, linen cabinet, solid surface vanity top, tub/shower and elongated toilet.

Primary Residence- 3405 sq./ft.

Great room – 19' X 20' picture window with an unobstructed view of the runway. Stone wood burning fireplace. 25' ceilings with custom airplane wing chandelier. Metal accent wall with contemporary staircase finished with diamond plate steel treads. Great room with wired sound for custom crafted stereo speakers. 2 floor plugs strategically located in the room. Custom 6" base boards throughout. Custom door casings throughout.

Dining room – contemporary crystal chandelier – open great room/dining and kitchen floor plan.

Kitchen – 9' X 3' large island with granite countertop with built-in double bowl SS sink with restaurant style dual faucet. Built-in microwave at the end of the island. 9' sit-down bar. 5 custom distressed globe down lights, custom granite countertops, GE profile range with GE profile vent hood with LED lighting, under cabinet electric outlets, under cabinet LED lighting, custom built, Alder wood, 52" upper kitchen cabinets. High-end solid bronze pulls through-out. Full extension drawer guides, lazy Suzan appliance storage in corner cabinet, custom refrigerator niche with storage above. Custom jumbo bull nose sheetrock corners throughout.

Unique stained solid wood truces. Custom onyx light fixtures throughout. Solid 8' knotty Alder wood doors throughout.

Pantry – 12' X 4' with peg board wall and custom shelves with storage area in the back.

Mud room – 36" storage cabinets with basket storage below, coat hooks, solid wood bench with basket storage below bench.

Custom display art niche with under cabinet storage

Utility room – bull nosed granite counter tops throughout, SS sink, crown molding, refrigerator, 60" upper storage cabinets, 6' folding area, hanging rods, propane and electric dryer connections, recessed can lights with exhaust fan.

Guest bedroom 1 Downstairs bedroom and bathroom - 3' X 5' custom walk-in shower with solid surface – floor, walls and ceiling, with bench. Elongated toilet, with custom 45" cabinet above, custom vanity with solid surface top. Bedroom 14' X 15' bedroom/office with carpet. Custom cabinet/counter with SS sink and niche for under counter refrigerator. Individual A/C unit with door leading into large hangar. Ceiling fan with additional large florescent lighting.

Master bedroom – Vestibule entry with custom art niche, down lighting and glass shelves.

Recessed can lighting, ceiling fan, wood floors, Unique stained solid wood truces. Accent

headboard wall with custom slate and custom slate built in night stands with under outlets.

Private entry exterior door.

Master bathroom – custom vanities (his/hers) with bull nose granite counter tops, hammered copper sinks with bronze finish fixtures. Large 6’ corner tub, equipped with lots of custom lighting, mirror mounted up lighting and LED down lighting. Corner vanity area. Coffee bar and wine refrigerator. Slate walk-in shower with bench and frameless shower glass door. Rain head shower fixture.

Master closet – custom design with heavy duty stainless steel clothing rods, shoe storage pull out drawers, built-in ironing board, upper clothes pull down racks, custom mirror/jewelry storage cabinet, 12 drawer built in dresser. Private spiral staircase leading to office/exercise room/2nd story closet/sitting area.

Upstairs – large landing area with steel diamond plate floor overlooking the great room and providing an unobstructed view of the runway. Exterior door leading to the 2nd story observatory tower.

Guest bedroom 2 – upstairs – double atrium doors with 16” transom, carpeted, custom 5” baseboards, ceiling fan, vanity with private vanity area with granite countertops and under mount sink. Custom linen cabinet and large walk-in closet showcasing built-in shoe shelves and built in 5 dresser drawers. 4x4 subway tile.

Jack and Jill bath – with tub/shower and separate toilet room 4x4 subway tile.

Guest bedroom 3 – upstairs double atrium doors with 16” transom, painted wood planked floor, custom 5” baseboards, ceiling fan, vanity with private vanity area with granite countertops and under mount sink. Knee space cut out for vanity area. Large walk-in closet showcasing built-in shoe shelves and built in 5 dresser drawers. 4x4 subway tile. Peg board and slat wall for storage in closet area.

Media room – double entry doors, crown molding, recessed lighting, wet bar with under counter refrigerator area, surround sound wiring and speakers, custom fabricated theater lighting, built-in bookshelves with storage below, carpeted, 8’ window overlooking the runway. Bookshelf with middle passageway to hidden owner’s retreat (office/exercise room/2nd story closet/sitting area).

Office/exercise room/2nd story closet/sitting area) – wood floors, crown molding, recessed can lighting, ceiling fan, 5’ X 16’ custom designed storage closet with built-in shelving. Built in wall lighting, with 6’ X 3’ window overlooking the runway.

Garage

24' x 10' Overhead garage door with power lift (remote)

Separate workshop area. Built in Bench

High Volume Air compressor- 220v

Elevated mezzanine area with winch system for hoisting items up

Urinal