

## 4719 Sports Flyers Ln. – Upgrade List

### EXTERIOR

- Driveway lined with mature fruit trees (loquat, peach, apple, non-fruiting pear, plum, date palm, passion fruit)
- Driveway also has a line of mature grape vines
- Property has multiple oak and pecan trees
- Fully fenced property with modern custom electric gate
- Soaking pool 4' deep
- 8' cinder block privacy wall
- Gabian bench for entertaining
- Pool area has an industrial micro greenhouse
- Single switch exterior "black out" security lights
- Oversized 2 car garage 10'x8' doors with additional roll-up door (8'x8') perfect for motorcycles, ATV or lawn equipment

### INTERIOR

- LED lights
- Kitchen has modern cabinetry with doors that open like overhead compartments of aircraft for an aviation feel
- Large kitchen island has industrial I-beam corners and cladded with repurposed German crate slats
- Laundry room has custom industrial sliding barn door
- Living room contains 2 large late 19<sup>th</sup> century barn windows reclaimed from nearby barn
- Living room custom designed 2 8' back doors repurposed from shipping container
- Brick and wood cladded living room walls from local foundry
- Bathrooms has European style tankless toilets and modern wall mounted sinks with rain showers
- Master bedroom has 20 ft ceilings with industrial fan, local foundry cladded brick walls, his and her closets, modern windows and a loft with 270 degree views of big Texas sky sunsets, stunning country-morning sunrises and end of runway views for plane spotting
- Pre-wired for fiber optic internet (a rare gem this far out!)

### HANGAR

- 3,000 sq ft hangar space with 40'x12' (this is important spec for buyers to determine if their airplane fits through the doors) sliding pocket doors to access runway
- LED lights inside & outside
- Additional 440 sq ft of office and storage space

- 1 exterior climate-controlled room 8'x23' (office or can be turned into studio apartment)
- 3 interior storage/office rooms:
  - Room 1: 8'x9' with roll-up door and workbench
  - Room 2: 8'x4'
  - Room 3: 19'x8' climate controlled with locked door

- 10' x 10' electronic roll-up door to access hangar from driveway
- Entrance door 8' repurposed shipping container door with sidelight
- 3 sets of 12' pallet racks ready for storage
- Temperature controlled ventilation system
- Southern wall insulated with commercial panels
- Airport information available at AirNav.com. Basic specs:

- FAA Identifier: K27XS
- Private 4000' runway with fuel services
- Runway 17/35