



2894 RICKENBACKER TRAIL
SPRUCE CREEK FLY-IN, FLORIDA

STUNNING HANGAR HOME WITH POOL
Presented by:



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SPRUCE CREEK FLY-IN, FLORIDA



Stunning Estate Home with Attached Aircraft Hangar at world famous Spruce Creek Fly-in. Painstakingly designed and built with best of breed craftsmanship and materials, this impeccable showcase home has everything for the discerning Buyer. Extensive professional landscaping with tropical foliage and palm trees. Over 4,400 sq.ft. under roof area includes 3 Bedrooms plus a Den, Office, and 3½ baths.

Open design with ceramic tile floors, a neutral decor and plenty of privacy for entertaining. The tiled foyer opens into the Great Room and has views of the courtyard through sliding glass doors. Den to the right can be used as a formal Living Room. 12'+ ceilings, double tray with crown moldings throughout

The resort-style courtyard views are the focus of the living areas. 2,400 sqft Screened Lanai with plenty of space for outside dining features a heated custom pool with dramatic lighting and salt system (no chlorine); Spa with waterfall.

Gourmet Island Kitchen designed for the serious chef has new state-of-the-art appliances, extensive custom cabinetry. Breakfast nook with views of the pool through seamless corner windows features plenty of natural light. Step in Pantry, Corian style Countertops, French Three Door Refrigerator.

Master Bedroom suite with glass doors access to the pool courtyard. Walk-in closet with linen storage. Master Bath has "his" and "hers" sinks" molded into a solid countertop, large glass enclosed free standing shower, with "rain shower" shower head as well as an adjustable height shower head and large free form bathtub. The Master Bath Commode is in its own closed off room. Upstairs, Two guest Bedrooms with a loft in between and a full bath.





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Large attached hangar complete with a full bathroom, two offices, and storage room. The hangar can fit most singles and light twins (44'w x 40'-47'd x 19'h, electric door: 42,5'w x 15' h). Separate RV entrance with a 14' door and 47' deep space inside the hangar. A 50 amp motor home/RV electric service and dump station are built into the RV storage area.

Stamped Concrete Driveway, Hangar Ramp and walkways. Matching Concrete Curbing surrounds all the plant beds, front, sides and rear. Other amenities include security system, programmable zoned sprinkler system, Tiled and Glazed Roof.

This estate is one of the most exclusive homes in Spruce Creek. Discreetly available for private showings. It presents a substantial opportunity to a savvy buyer looking for a top quality Spruce Creek Fly-in Hangar Home at a drastic discount from its replacement cost.

PRICE UPON REQUEST

PROPERTY HIGHLIGHTS

- ✈ Living Area 2,637 sq.ft. (4,400+ sq.ft. Total)
- ✈ 3 Bedrooms + Office, 3½ Baths, 2-car Garage
- ✈ 2,400 sq.ft. Screened Pool Courtyard
- ✈ Aircraft Hangar: 44'w x 40'-47'd (w/ RV Door)
- ✈ Pilot's Lounge/Office

ABOUT THE SPRUCE CREEK FLY-IN...

The Spruce Creek Fly-in Community is the world's most famous residential airport. With a 4,000 ft lighted runway and a GPS approach, the private airport at the center of the community (7FL6) can accommodate anything from a Stearman to a Gulfstream. Originally a Navy airfield during WWII, it evolved into the world's largest residential fly-in community. Today, almost 5,000 residents, 1,300 homes and 700 hangars share a unique life in this private gated village. The first thing a visitor sees after driving through the security gates is a sign that summarizes the spirit of this community:

"Caution children and adults at play". A championship golf course and Country Club and 24-hr patrolled security complements the safety, privacy and enjoyment of our residents. Learn more about Spruce Creek at 7FL6.com and SpruceCreekJournal.com



- ✈ Six Miles from the Atlantic Ocean and Beaches
- ✈ 4,000-ft Hard-Surfaced Runway
- ✈ Runway Lights and GPS Approach
- ✈ Country Club, Championship Golf Course
- ✈ Private Security



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