



2895 BORMAN COURT
SPRUCE CREEK FLY-IN, FLORIDA

HANGAR HOME ESTATE
Presented by:



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Software Mogul's completely remodeled and expanded Hangar Home at World-Famous Spruce Creek Fly-In. Envable Location in a premium street surrounded by multi-million-dollar homes.

With over 6,000 sq.ft. of Total Area (3,254 Living), this gorgeous concrete block home has just been professionally remodeled with an investment exceeding the mid 6 figures. Living Room and Dining Room in the formal wing of the home have glass panoramic views of the almost 3,000 sq.ft. private Outdoor Courtyard. Open Kitchen with modern stainless steel appliances and bar. The Family Room and informal dining room offer a casual atmosphere with views of the pool courtyard.

No detail has been left to chance: All New Kitchen and appliances, electronic-control fireplace, built-in hi-fi system, computer-controlled lighting, exotic hardwood floors. Most under warranty. Professionally landscaped with diverse Tropical Foliage in a resort-like setting. Split design 3 bedrooms, Office, 4 baths Porte Cochere + 2-car garage, Pavers driveway.

The centerpoint of this entertainment complex is the newly-built Pool and Courtyard area which offers total privacy in a resort-like atmosphere. Complete with Travertine marble pavers, a Summer Kitchen with stainless steel appliances and gas grill, various lounging and dining areas, pergola, Hot Tub, sunning deck and even a gas fire pit. Extensive use of exotic hardwoods and tile.

Master Bedroom suite with glass doors access to the pool courtyard. Palatial Walk-in closet - larger than many apartments - completely appointed with built-in cabinets. Master Bath has "his" and "hers" sinks", glass enclosed free standing shower and large oval bathtub.





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Aircraft Hangar is 43' x 38' with remote-controlled Bifold Electric Door (door clearance of 42' x 14'), air-conditioned, plenty of space for most light singles and twins.

Other amenities include skylights, irrigation well, programmable zoned sprinkler system. Tile roof, New HVAC Equipment.

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 current owner's cost.



PROPERTY HIGHLIGHTS

- ✈ Living Area 3,254 sq.ft. (6,100 sq.ft. Total)
- ✈ 3 Bedrooms, Office, 2 Baths, 2 Half-Baths
- ✈ Aircraft Hangar 43' x 38'
- ✈ Screened Pool Courtyard, Spa, Waterfall
- ✈ All New Professional Expansion and Upgrade

PRICE UPON REQUEST

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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