



Neighborhood Amenities: **Airport Property, Private Hangar, Taxiway Access**  
Access/Road Surface: **Concrete, Paved**

EES Features YN:	Building Verification Type:	Energy Generation:
Energy Efficient:	<b>Insulation, Windows</b>	Sustainability:
Indoor Air Quality:	Verification Source:	Water Conservation:
Upgraded Energy Feat:	<b>Yes</b>	

Lockbox Type:  
Lockbox Loc: **Call Listing Agent**  
Occupant: **Owner**

Public Remarks:

**Stunning 3-year-old Home & Hangar situated directly adjacent to the runway! This hill country modern custom 3826 sqft home boasts 4 bedrooms and 3.5 baths. The primary floor has a beautiful gourmet kitchen with monogram appliances including a commercial gas range, vent hood, solid slab granite island & custom cabinets. Opening to the dining room & an oversized family room. The master bath has a large, free-standing soaking bathtub, glass shower enclosure, his/her sinks & a bidet/commode. Large master closet with The Container Store customizable shelving & hanging space. Two large downstairs bedrooms share a Jack/Jill bathroom with glass shower enclosure & large walk-in closets. Study, powder bath, laundry & two storage closets. The second floor features an oversized bedroom & full bath perfect for guests, gameroom and play/flex room. Attached to the home is a 3-car, oversized garage. Stepping off the extended covered patio just a few steps away is the insulated 3600 sqft (60x60) hanger with a 54'x16' Schweiss bi-fold strap lift door. Concrete floor is fully polished. Two man doors & one 12x10 side garage door. The Airport offers a 4185' asphalt 17/35 runway in excellent condition with good grass on one side often used as an unofficial grass landing strip. The home & hangar are on a 24KW backup generator. The community is gated with amenity center & grills, pools, tennis/pickleball courts, private boat ramp with access to Lake Travis.**

Agent Only Remarks:

**Airport Community. PLEASE call Listing Broker to get more information.**

Directions:

**From County Road 404, North on 414, left on Exeter Rd, left on Bedford Dr., Home on left**

Showing Instructions:

**Appointment Only**

Showing Phone: Show Phone 2:  
Sign on Prop:

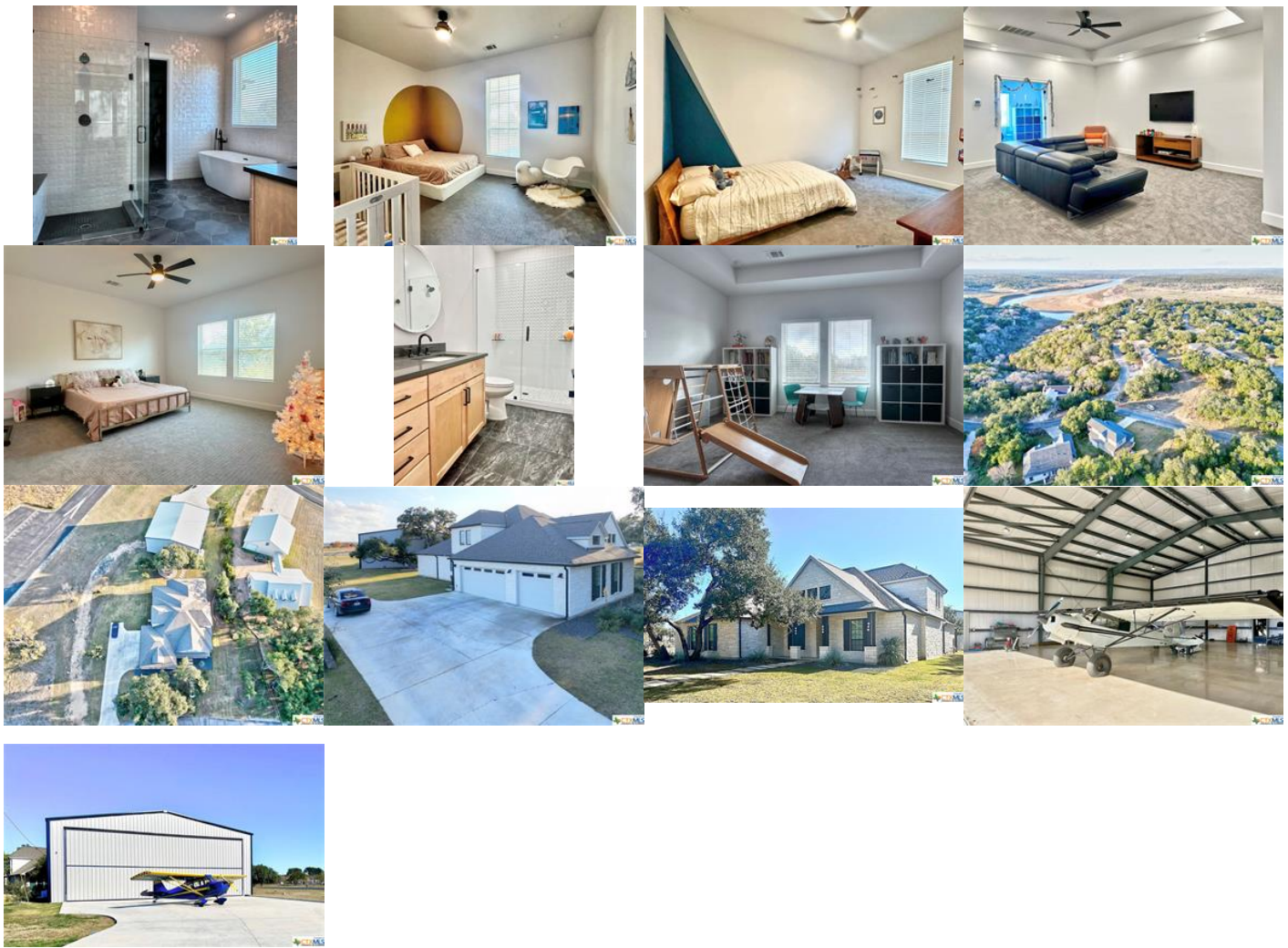
DOM:	<b>69</b>	CDOM:	<b>69</b>	IDX:	<b>Yes</b>	Internet:	<b>Yes</b>	Disp Addr:	<b>Yes</b>	Allow AVM:	<b>Yes</b>	Allow Cmts:	<b>Yes</b>
List Date:	<b>12/30/2023</b>	Expire Date:	<b>06/29/2024</b>			Off Market Date:		Pending Date:					

Listing Office: **(10008) Cowboy Capital Realty.**  
Office Phone: **(210) 413-7392**

List Agent: **Andrea McGilvray**  
Agent Email: **cowgirlcapital@att.net**  
Contact #:







Prepared By: Andrea McGilvray

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Information Deemed Reliable But Not Guaranteed