

8150 Aero Pines South, Brownsville, CA 95919

Property Details

Welcome to 8150 Aero Pines South, a rare rustic fly-in foothill retreat where aviation access, privacy, and recreation come together on 2.20 secluded acres with gorgeous views of the Sutter Buttes. Set within the Brownsville Airpark community, this 2-bedroom, 2-bath, approximately 1,828-square-foot split-level home offers its own airplane hangar and access to the private-use 2CL1 runway—an exceptional setup for aviation enthusiasts. Inside, discover a vaulted kitchen with butcher-block countertops, custom tile backsplash, an oversized epoxy island, recessed and architectural lighting. Recent 2023 upgrades include new flooring, interior paint, kitchen appliances, bath improvements, water purification and filtration, landscaping and side-yard fencing, and a ductless mini-split in the primary bedroom. Beyond the property, Yuba County's lakes, rivers, and trails offer boating, fishing, hiking, biking, off-roading, snowmobiling, camping, swimming, and watersports. New Bullards Bar Reservoir, Sly Creek Reservoir, Little Grass Valley Reservoir, Collins Lake, and the Yuba River are among the region's standout destinations. A nearby park with a playground, walking path, basketball court, baseball fields, and sand volleyball is less than a mile away. Complete with an attached 2+ car garage, paved driveway, shed, and located in a designated Firewise Community, this distinctive home delivers an adventurous lifestyle by land or air.

Basic Information

List Price: \$415,000

County: Yuba

Parcel Number: 056-090-002-000

Lot Size (acres; source: Yuba County Assessor): 2.20

Year Built (source: Yuba County Assessor): 1977; addition 1990

Land Lease: No

Common Interest: Yes; HOA for roads, water distribution, airport expenses

Current HOA and dues: Aero Pines Association; \$235 billed monthly; HOA management company: Trident Property Management

Senior Community: No

Home Information

Property Type: Single Family Residence

Beds Total: 2

Baths Full: 2

Living Area (source: estimated): 1,828

Garage Spaces: 2+; attached, insulated & finished; garage single door; garage opener; 2 man doors

Hangar: 42 x 35 (12 foot door height)

Parking: paved driveway downslope from street;

Other structures: Airplane hangar; shed

Levels: Split/2

Interior Features: Vaulted ceiling in kitchen; full kitchen remodel in 2023; Butcher block counter tops; Custom tile backsplash in kitchen; XL custom epoxy kitchen island; Recessed lighting; Architectural lighting; Central vacuum system; walk-in closet in master bedroom; sauna in master bathroom

Cooling: Ductless Minisplit (2023) in master bedroom; previous outdated central AC unit removed

Heating: Fireplace; ducted central propane heating disconnected

Appliances: Samsung 42dB quiet dishwasher (2023); Samsung electric oven/cooktop (2023); electric water heater (2023); InSinkErator quiet garbage disposal (2023); 3 stage reverse osmosis water purification (2023); whole home water filter (2023)

Bathroom features: guest bathtub shower combo (2023); guest marble vanity (2023); master toilet (2023); master double sink vanity (2023)

Laundry: in garage; electric dryer hookup; washer hookup; utility sink in garage

Room Type: Den; Living Room; Lounge; Kitchen; Master bedroom; Guest bedroom

Fireplace: Den

Flooring: luxury vinyl plank; carpet

Eating area: kitchen, den

Electric: 240v welding plug in garage; new outlets and switches in house and garage (2023)

Utilities: electricity connected; water connected; AT&T efforts to discontinue landline phone service in area

Water source: public (water source is North Yuba Water; distribution pipes HOA)

Sewer: Septic tank; pumped in 2026; inspected in 2023

Pool/spa: none

View: valley, forest/trees/woods

Patio: decks (master bedroom, living room, side-yard deck rebuilt in 2026)

Fencing: wire fence (installed 2023) for side-yard

Roof: Asphalt

Lot features: secluded; landscaped; sloped; outdoor shower

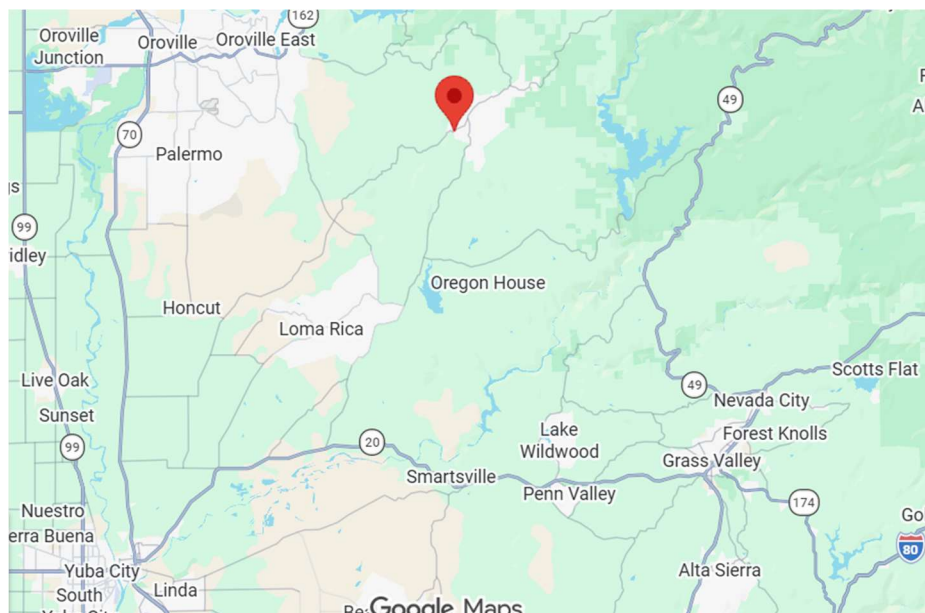
Community features: Designated Firewise Community (insurance discount); rural; park with playground, walking path, basketball court, baseball fields, sand volleyball court <1 mile away

Road frontage: private

Road surface: paved

Disclosures: CC&Rs, easements, wildfire area, airport influence area

Area Map



Estimated Travel Times

Shopping/Towns:

Gold Eagle Market 3 min

Oroville 40 min

Costco 47 min

Yuba City/Marysville 45 min

Grass Valley/Nevada City 50 min

Sacramento International Airport 80 min

Restaurants:

Brownsville Station Café 2 min

Mountain Top Coffee Shop 3 min

Willow Glen 13 min

Mi Ranchito Taco Truck 13 min

Clover Café 15 min

Sweet Diane's 16 min

Café Collage 18 min

Pizza Round Up 20 min

Feather Falls Brewery and Casino 33 min

Lakes:

Collins Lake 20 min

Lake Francis 20 min

Bullards Bar Reservoir 24 min

Lake Oroville 35 min

Sly Creek Reservoir 40 min

Ponderosa Reservoir 44 min

Little Grass Valley Reservoir 54 min