Virginia's Shenandoah Valley Airpark Home W/Attached Hangar

Exceptional fly-in community just 30 minutes west of Charlottesville VA is the quaint, gated aviation community of Eagle's Nest Airpark in Waynesboro, Virginia. W13. This is a privately owned, public-use airport, and residents have a perpetual easement to use the runway at no charge. That helps keep HOA dues low at just $600 per year. The airport also has a full-service FBO.

★ VALUE-ADDED BONUS: Modern Utilities You Won't Find at Most Airparks ★

- High-speed internet, run underground, so you can work from home or stream without a second thought
- Underground electric utilities: no overhead lines to clutter the MTN views or the approach
- Natural gas service: The warm heat with no refilling or buried tanks
- Public water and sewer: no well or septic fields to mess with.

The centerpiece for any pilot is the 44'x40' insulated attached hangar. It has a 40'W x 10.1'H bi-fold door, epoxy floor and painted sheetrock walls, plus an air-conditioned and heated shop with storage above.

Taxi from your own hangar along Bonanza Taxiway to the 2,000' paved, lighted runway. The airport offers an FBO with full interior amenities, VASI guidance on both ends, a lighted windsock, 100LL fuel and a maintenance hangar. It's an exceptional setup for private aviation, right outside your back door.

The eye-catching modern contemporary Home is the cherry on top! Designed to capture the Blue Ridge Mtn views from almost every window- including the hangar. Perfect size of 2780 Sq. Ft. 3 bedrooms, 2.5 baths and a 2-car garage. Plus everything you need is on the main level:

Recent improvements include a new roof (2022), new boiler (2023), new A/C (2024) and a completely remodeled upper viewing deck.

Here, your hangar is part of the home, not down the road with a monthly rental fees.

This isn't just a home; it's a whole new way of living. Enjoy the rare chance to live, work and fly from your own property, while staying within 5 minutes to local hospital , restaurants and shopping and easy reach of Richmond and Washington, D.C. List price $749,900. MLS#683674 REALTOR: Lesley Hock Westhills LTD REALTORS 540-487-9170