

## *Built with Passion!!*

You are an Aviator. You GET IT.

If you want to live in an awesome Airpark community with friendly, like-minded folks this is one property you can't afford to miss.

Gilbert International Airpark is a privately owned airpark located in the lovely Midlands of South Carolina. The lighted 3,500' grass strip is owned by the members, who highly value its care and maintenance. This is a community of like-minded aviators who not only share the passion of aviation, but also true friendship.

At SC45, you can enjoy the quiet calm of country living while knowing everything you need or desire is mere minutes away. Columbia, the State Capitol, and Lexington are leaders in healthcare, education, arts, shopping/dining and entertainment, while Batesburg-Leesville and Aiken offer small town country charm and plenty of good hometown cooking! Gilbert is also proud of their top-rated schools, located within 3 miles of the Airpark.

### THE PROPERTY – over 4,000 square feet of living space

Hangar – one of a kind!

Hangar Space: Insulated, 50' by 50' interior floor space, 50' x 20' outside concrete hangar entrance pad, Schweiss custom-built hydraulic bi-fold door (12' tail clearance), tiled floor with custom built floor-to-ceiling shelves and work bench.

Hangar Apartment – beautifully appointed 1,000' one bdrm, one bath apartment. Custom built kitchen, cabinet shelves and desk area. Large living area and bedroom with very large walk-in closet.

Irish Pub and Office – over 700' and absolutely stunning! Runway view Captain's lounge/office with covered back porch, flows into

incredible Irish Pub. Custom built cabinetry and bar, refinished church pew, and large bathroom. Additionally, there is a bedroom that can be either a second bedroom to the apartment, or a "man cave" (as it is currently).

Home – A MUST SEE! Stunningly beautiful custom built DR Horton house is located on a very private 1-1/4 acre lot, and has everything you need. A large wrap-around porch welcomes you into this one-of-a-kind home. Beautiful windows allow lots of natural light and wonderful views of the runway. Large kitchen flows into dining and living areas with cathedral ceilings, hardwood floors and wood burning fireplace. Master bedroom is huge with 2 walk-in closets and ample room for sitting area – master bath has 2 sink areas, garden tub plus shower. Second bedroom is large with walk-in closet and full bath. Large main floor office can also be used as a bedroom. The third "bedroom" is actually an upstairs apartment with its own a/c and heating, beautiful kitchenette (stove, refrigerator, sink, cupboards, and microwave), walk-in closet with stackable washer/dryer, and bathroom with shower.

3 bay finished garage with utility sink and counter/cupboard. Man door leads to covered walkway into the Office/Pub area.

12' x 12' Screened-in, tiled back porch with fan. Access to lovely 20' x 30' deck with hot tub, and gorgeous view of runway sunsets.

Grounds –

1 and ¼ acre natural lot setting

20' x 20' Utility Shed with overhead door and access ramp

Swingset and children's playground

20' x 20' concrete tiki-torch pad by the runway for enjoying fly-by's, wine and sunsets

Wood shed and wood-splitter

Huge natural setting pet pen

Quarterly pest and termite control / Brand new A/C in main house