

**Sandy's Farm Residential Airpark
Clermont County / Sporty's Airport (I69)
Batavia, Ohio 45103**

7 Sandy's Farm Lane



Price: \$599,000
Rooms: 6
Bedrooms: 3
Baths: 2-1
Levels: 2 Story
Basement: Unfinished
Garage: 2 (Attached, Heat/Air)
Hangar: 50' x 50' (Detached)
Suburb: Batavia Twp.
School Dist: Batavia Local

Brand new home with aircraft hangar in Sandy's Farm Residential Airpark. Enjoy tranquil living with your aircraft in this gated, residential airpark with access to the Clermont County Airport, a public-use airport featuring a 3,700' paved runway with instrument approaches and complete aircraft services. This home has an inviting open foyer and spacious great room perfect for entertaining or enjoying a quiet evening with family and friends. Additional features include a large kitchen with snack bar, adjacent dining area, first floor owner's suite, first floor laundry and additional storage space off of the garage. Second floor bonus room boasts picturesque airport views. Enjoy the morning sunrises and peaceful evenings at the airport on the large, wrap-around porch. Taxi directly into the 2,500 square foot hangar from the airport taxiway. Residential airpark living at its best!

<u>Additional Features</u>	<u>Room</u>	<u>Level</u>	<u>Dimension</u>	<u>Room</u>	<u>Level</u>	<u>Dimension</u>
Construction: Stone, Vinyl	Entry	1	5 x 13	Laundry	1	8 x 6
Heating: Gas	Great Room	1	22 x 16	Bath 1	1	Full
Cooling: Central Air	Dining	1	13 x 14	Bath 2	2	Full
Fireplace: Gas	Kitchen	1	11 x 14	Bath 3	1	Partial
Gas: Natural	Master	1	17 x 13	Garage	1	22 x 22
Water: Public	Bedroom 2	2	11 x 16	Storage	1	10 x 7
Sewer: Public	Bedroom 3	2	11 x 14			
Lot Size: .7 acres	Bonus Room	2	14 x 10			

Directions: Clermont County (Ohio) Airport (I69). You can find us on the Cincinnati Sectional, just east of Cincinnati. Tune your ADF to the Sporty's NDB (PWF - 245kHz). If you're driving, from I-275 take the Batavia - State Route 32 exit east. Go three miles and take the Olive Branch - Stonelick Exit, then follow the airport signs off the exit. Turn left onto Old State Route 74, right turn on Baumann Lane and right turn into Sandy's Farm.

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