

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

4 Sandy's Farm Lane



Price: \$650,000
Rooms: 7
Bedrooms: 4
Baths: 3
Levels: 2 Story
Basement: Unfinished
Garage: 2 (Attached, Heat/Air)
Suburb: Batavia Twp.
School Dist: Batavia Local

Brand new home 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 a breathtaking two-story foyer and spacious great room with vaulted ceilings perfect for entertaining. Additional features include a large kitchen with snack bar and dinette, dining room and first floor owners' suite with large, walk-in closet. Enjoy the convenience of first floor laundry. Second floor bedroom boasts a spectacular airpark view. This home is ready for the hangar of your dreams where you'll taxi directly from your home to the runway. 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: Brick, Vinyl	Great Room	1	15 x 19	Laundry	1	8 x 7
Heating: Gas	Dining	1	12 x 15	Bath 1	1	Full
Cooling: Central Air	Kitchen	1	14 x 11	Bath 2	1	Full
Fireplace: Gas	Dinette	1	11 x 9	Bath 3	2	Full
Gas: Natural	Master	1	13 x 17	Garage	1	19 x 24
Water: Public	Bedroom 2	1	11 x 10			
Sewer: Public	Bedroom 3	2	12 x 11			
Lot Size: .5 acres	Bedroom 4	2	14 x 12			

Directions: Clermont County (Ohio) Airport (I69). You can find us on the Cincinnati Sectional, just east of Cincinnati. Set your GPS Direct To Sporty's (PWF). 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.

Contact: Eric Radtke, info@sandysfarm.com , 513.735.9100 ext. 352

www.sandysfarm.com