

# 12930 S. RUNWAY LN.

## HARRISON, IDAHO

3 BED | 3 BATH | 2813 SF | 64 ACRES | 5600 SF HANGAR | 60' x 50' POLE BARN



## PRIVATE AIRPARK "HANGAR HOME" AT CARLIN BAY WITH FUTURE DEVELOPMENT POTENTIAL

Four parcels included, offering 64.26 ACRES IN TOTAL! The 5600 SF hangar features a 65' door with an 18'4" clear span, radiant heat floors with in-floor drain and direct access to the 2750' airstrip (1250' paved). The attached FULLY-FURNISHED luxury living quarters include 3 bedrooms (each ensuite) and an open living/kitchen/dining area with Nana doors that fully-retract to incorporate the massive covered patio with full kitchen, fireplace and sweeping views. A detached 50'x60' pole barn provides ample storage and a fully-equipped gym with dedicated heat & A/C. SECONDARY CDA LAKE WATERFRONT ACCESS at Carlin Bay community beach & picnic area plus BOAT SLIP INCLUDED! Adjacent runway acreage has been approved to split into four 5-acre lots for additional hangar homes with community water/sewer hook ups available. Only 15 minutes from Gozzer Ranch. A MUST SEE aviation development opportunity!





- A fully-furnished mountain modern masterpiece with over 2800 square feet of open concept living
- Spacious living room with stone surround gas fireplace and fully-retractable nana door maximizes the indoor/outdoor living space
- Gourmet chef's kitchen with large center island, stainless steel premium Thermador appliances, pantry and massive built-in refrigerator with full size wine panel
- Luxury finishes include motorized blinds and full height solid core doors
- Oversized covered patio with outdoor kitchen, wind blinds, 3 electric heaters, massive stone fireplace and outdoor living room with a beautiful T & G vaulted ceiling
- Expansive meadow and mountain views from all directions
- Spacious master suite with built-in wet bar, vaulted T & G ceiling, tons of natural light, and a nana wall that opens to the private upper deck with filtered lake views
- Master ensuite includes an oversized vanity with double sinks, walk-in shower with dual shower heads & large closet
- Two additional bedrooms with spacious ensuites and closets
- Attached 5600 sq ft airplane hangar features a 65' door with an 18'4" clear span, radiant floor heat and in-floor drain
- 5000 gallon fuel tank with "AV" gas, electric fuel reel, 100' of hose and 100' of grounding cable
- 1000 gallon propane tank, heat pump & electric generator
- Direct access to the 2750' Carlin Airstrip (1250' paved, remaining 1500' to be paved by HOA in 2-3 years)
- The 60' x 50' pole barn, with a 20' x 24' door, offers ample storage, parking space, and a fully-finished fitness room with an extensive assortment of equipment and dedicated heat & A/C
- Includes the use of Carlin Bay private beach & marina

#### TOUR FACTORY PHOTO SLIDESHOW:

<https://www.tourfactory.com/3097758>

#### 3D MATTERPORT TOUR:

<https://my.matterport.com/show/?m=nQxV9RsBPXa>

#### VIDEO TOUR:

<https://vimeo.com/846474457/8216325456>

[WWW.LUXURYHOMESNORTHIDAHO.COM](http://WWW.LUXURYHOMESNORTHIDAHO.COM)



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