



\$ 825,000



9636 Air Park Dr, Granbury, TX 76049

- » Beds: 3 | Baths: 2 Full, 1 Half
- » MLS #: 20822109
- » Single Family | 2,717 ft<sup>2</sup> | Lot: 32,670 ft<sup>2</sup> (0.75 acres)
- » More Info: [9636AirParkDr.IsForSale.com](http://9636AirParkDr.IsForSale.com)



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Rate takeoffs and landings from your back patio! This lovely, move-in ready home faces the Pecan Plantation OTX1 airstrip. The hangar includes an air conditioned shop and storage mezzanine with a flat approach and quick access to the runway. The home features 3 beds and 2.5 baths with formal dining and living rooms with 9 foot ceilings and crown molding throughout. The master suite includes a sitting room with access to one of two covered patios. The cozy family room includes a wood burning fireplace opening to the granite topped kitchen with custom cabinets, pantry, and stainless appliances. The sitting room, living room, breakfast nook, and family room have floor to ceiling windows for an unobstructed view of flight operations. Pecan Plantation OTX1 is located 48 NM southwest of KDFW. Resurfaced in 2024, This private runway is 3616 x 50 at appx. 710 MSL. It has pilot controlled runway lights with 2 light PAPI, and a private daytime only GPS approach available to registered pilots. The Pecan Plantation community includes full time gated access security, a complete shopping center with medical, grocery, food, banking, fuel and car wash and more. It includes 62 miles of private roads serving approximately 3600 homes. Amenities include 2 airstrips, 2 golf courses, an 80 slip marina with a barbecue restaurant and a private boat ramp, 17 miles of Brazos River with 3 beaches, an RV campground with an archery range and pellet

