

# 20820 Elderberry Way

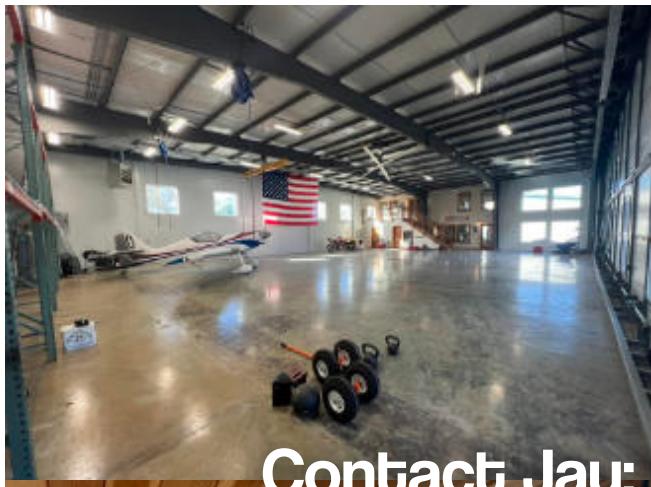
Groveland, CA 95321

for sale by owner

\$1M

Pine Mountain Lake - E45

## Beautiful, updated home w/ large hangar



Contact Jay: 408-839-3743



60x90 hangar (5400 sq ft)	HUGE (flat!) ramp	Completely new home	1800 sq feet
≤400 AMP 460V 3P electric service	Steel building completely renovated	3 full bath	2-4 bed (depending on configuration)
Plumbed shop air	1.13 acres w/ room to build	Built & finished with premium materials	Option for master suite on ground floor

# Hello!

We're Jay and Steph, and after relocating and much consideration, we're offering our hangar home at Pine Mountain Lake – E45 for sale. Priced for a quick sale at \$1M.

This was intended to be a forever family property, and every upgrade – throughout both the home and hangar – was completed with that long-term vision in mind. No expense was spared.

The property offers exceptional taxi access with a large, flat ramp; upgraded 400 amp 460v 3-phase electrical suitable for manufacturing; and a beautifully sized home ideal for a family or retirement living. You'll enjoy full access to Pine Mountain Lake amenities without the need to pass through a gate. It would also make an outstanding fly-in short-term rental. We look forward to showing you this truly unique airport property.

## About the Property

The hangar was built sans apartment by the Blankenburgs in 1997 after they outgrew the hangar next door (the two lots were merged at the time).

Acquired by the Behels in 2007, Jay, and his father before him, have constantly improved the property. In 2018 this property was de-merged from the property next door and the apartment was built. At the same time the entire hangar structure was renovated with new paneling, windows, insulation, 3-Phase power, air-lines, LED lighting and infrastructure to expand. Floors have been polished, stained, and sealed.

The apartment features radiant floor heating as well as mini-split heat pumps, engineered oak hardwood flooring, LED low voltage lighting controls, on-demand hot water and a viking gas range. All new metal roof panels were installed in 2018 over the apartment and the roof was insulated with closed-cell foam.

The hanger is one of the largest on the airport with unquestionably the best taxiway access. No hills to climb or obstacles to navigate on the taxi up to the hangar – the ramp is flat, wide and enormous! The shop portion of the hangar has built in air reels, wiring for 240/460 3-phase equipment and room for lots of electric expansion. The door, the largest door made by Schweiss, was upgraded to straps with new motors and transmissions in 2019. It has new rigid panel insulation and a huge fan to keep you cool in the summer.

## About Pine Mountain Lake

Field Elevation: 2933 ft   Runway Length: 3624 ft   CTAF: 122.9   100LL Fuel Island

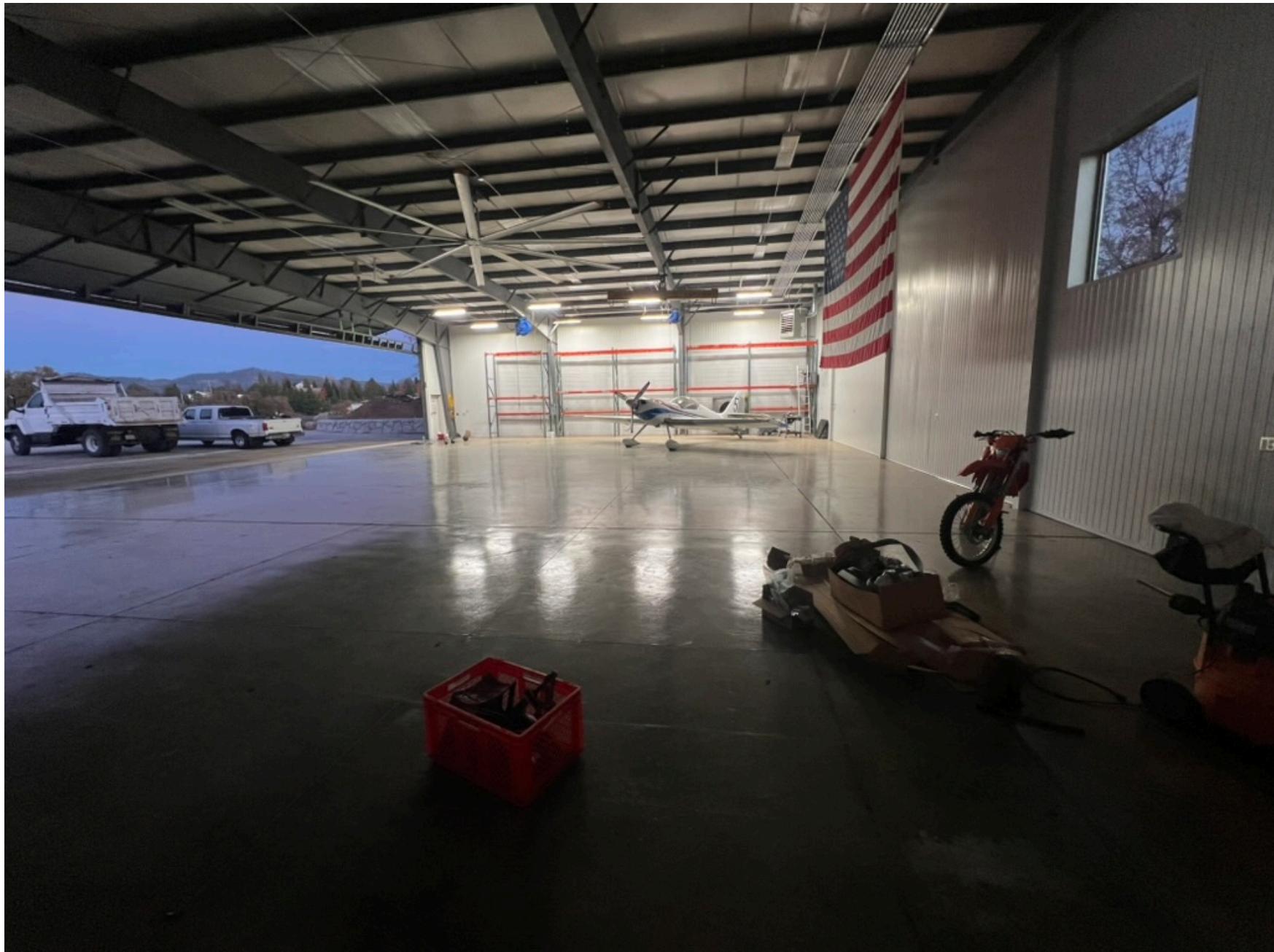
PML is a mountain community in Groveland, California, offering a wonderful lifestyle surrounded by natural beauty. Residents enjoy a private lake for swimming and boating, an 18-hole championship golf course, tennis courts, shooting range, hiking and equestrian trails, restaurants, and year-round community events. With its peaceful setting, strong sense of community, and close proximity to Yosemite National Park, Pine Mountain Lake is an ideal location for full-time living, retirement, or a second home. HOA dues are approx. \$300/mo.





**RV/Boat parking**

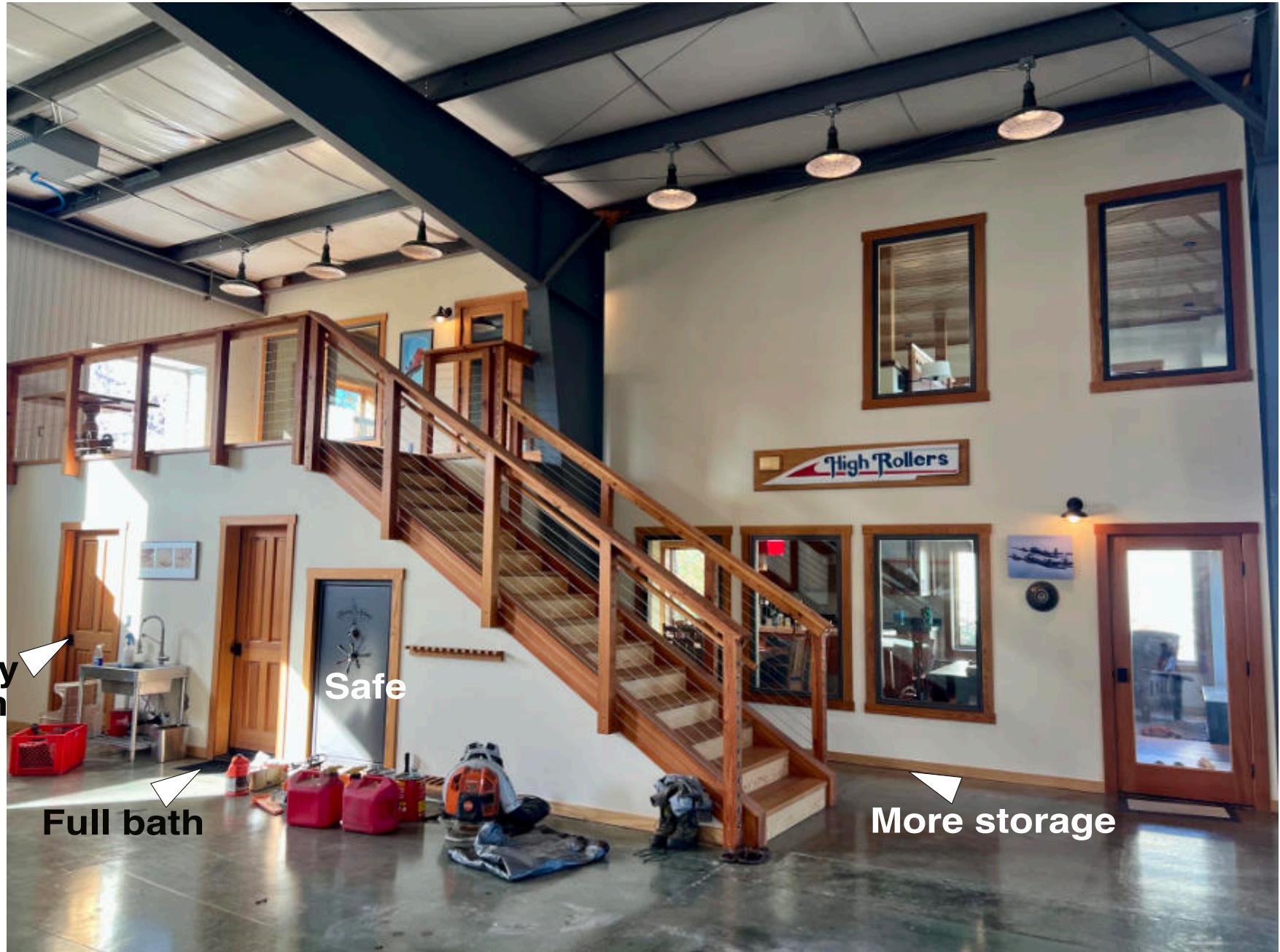
**Driveway**



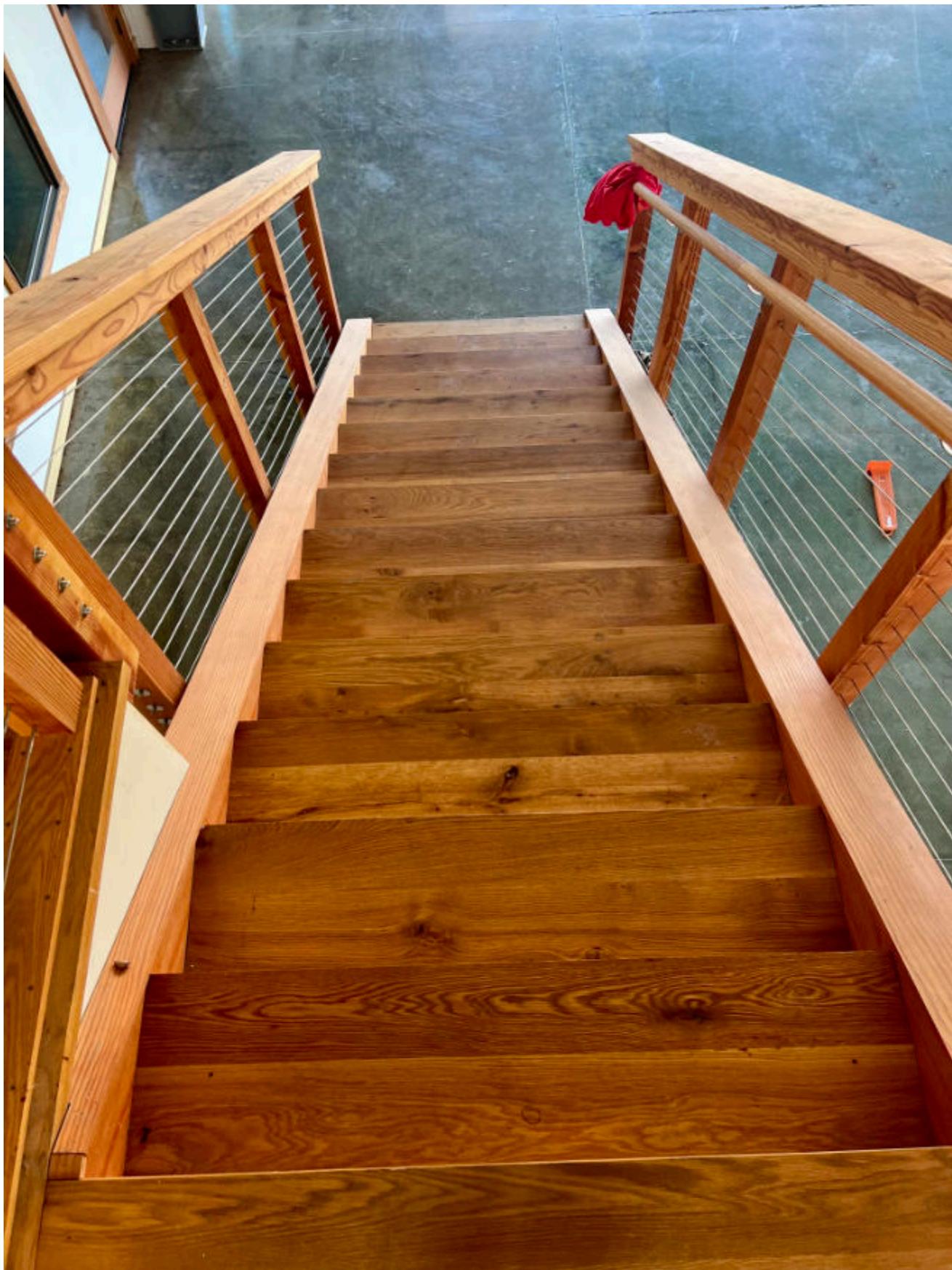
**Evening, lights mostly off. Note the fan.**



**Daytime. Bright and sunny, even with door closed.**













**Upstairs hall**





**Upstairs master**



Driveway

**Upstairs master runway view**





**Upstairs master closet**



**Upstairs master bath**



**Upstairs guest room or make 2 rooms**



**Upstairs guest room closet**



**Upstairs guest room bath**



**Upstairs guest room hangar view**



**Downstairs entry**



**Downstairs large, new windows looking out to runway**





**New clear cherry cabinets, stone countertops, appliances**



**Full bath**

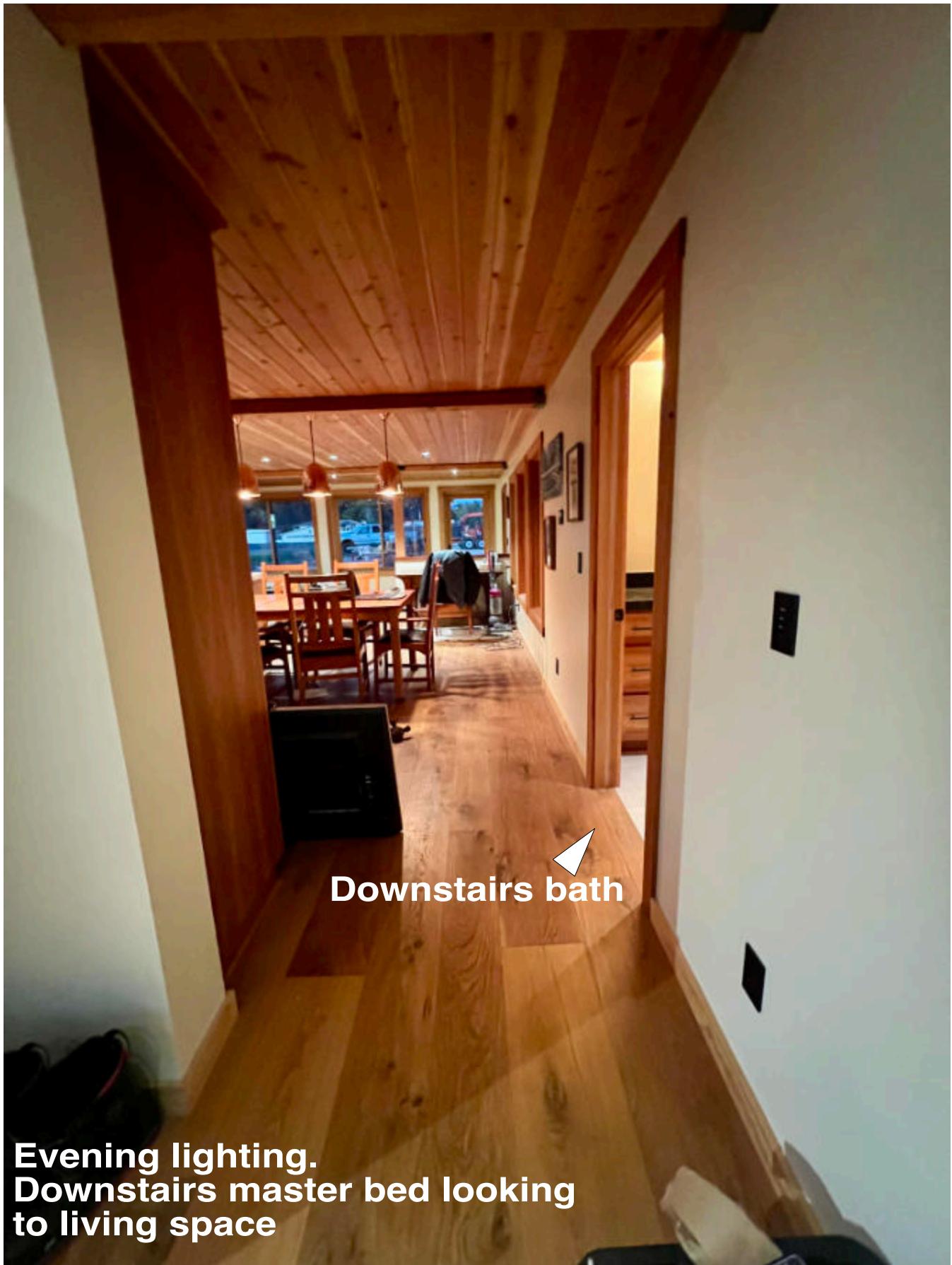
**Room for a Subzero refrigerator**



**Evening lighting. Pardon the mess!**



**Evening lighting. Downstairs master bed or flex room**



Downstairs bath

Evening lighting.  
Downstairs master bed looking  
to living space



**Evening lighting. Downstairs bath  
accessible from home and hangar**



**Douglas fir ceilings**

**Wide plank oak floors**

