

20820 Elderberry Way

Groveland, CA 95321

for sale by owner

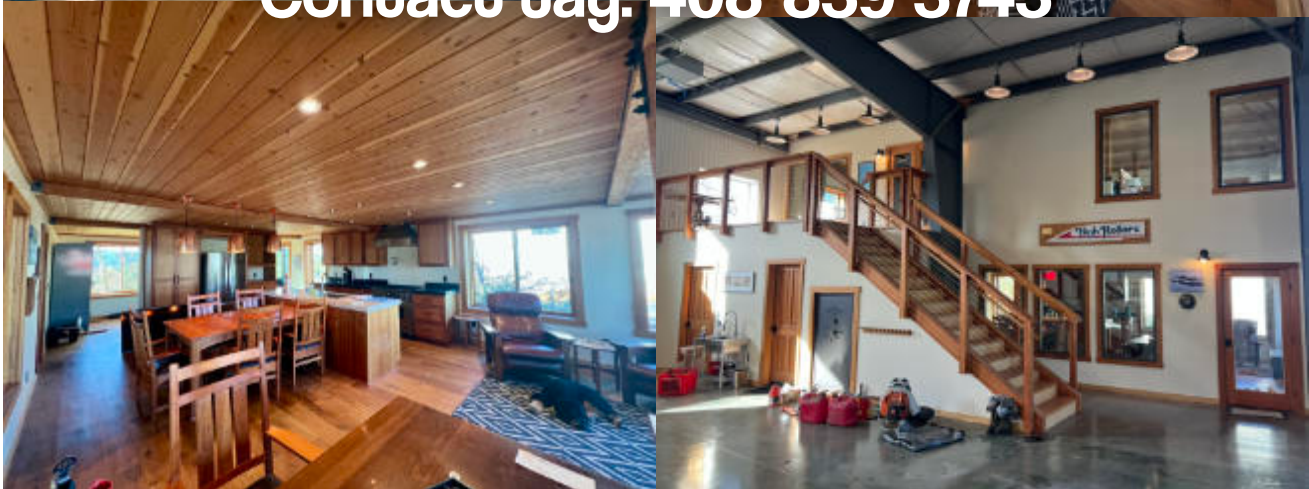
\$1M

Pine Mountain Lake – E45

**Beautiful, updated home
w/ large hangar**



Contact Jay: 408-839-3743



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|--|--|--|--|
| 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 hangar 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

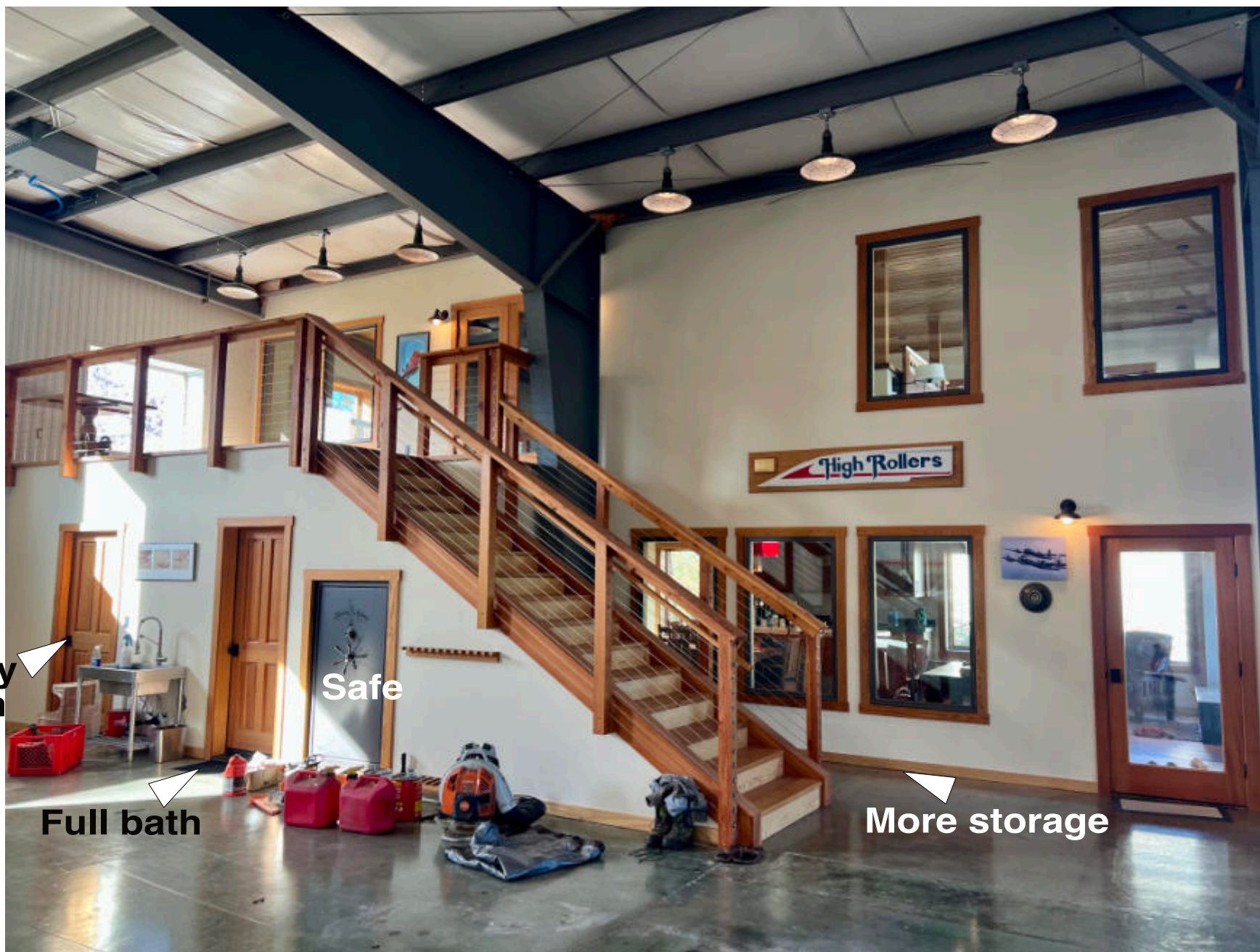
Driveway



Evening, lights mostly off. Note the fan.



Daytime. Bright and sunny, even with door closed.



Utility room

Safe

Full bath

More storage











Upstairs hall





Upstairs master



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

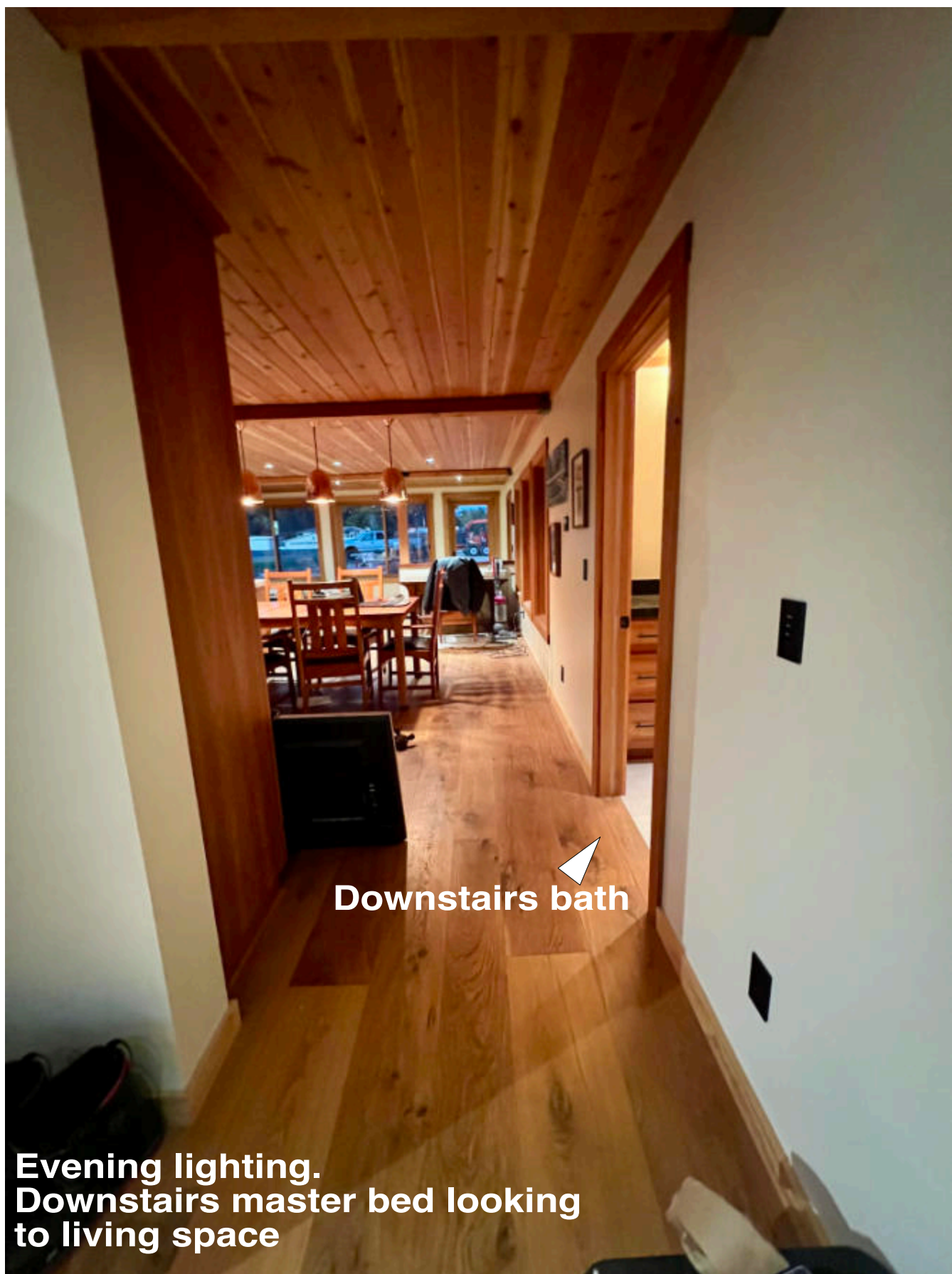
Room for a Subzero refrigerator



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

A wide-angle photograph of a rustic interior space, likely a kitchen and dining area. The ceiling is made of horizontal Douglas fir planks, with several recessed circular lights. The floor is made of wide plank oak, showing natural wood grain and some minor wear. On the left, there is a kitchen area with dark wood cabinets, a black countertop, and a stainless steel range hood. A large wooden island with a light-colored countertop is in the center. To the right of the island is a dining table with wooden chairs. In the background, there are large windows and a doorway leading to another room. The overall atmosphere is warm and rustic.

Douglas fir ceilings

Wide plank oak floors



Pine Mountain
Lake Airport