



## Van Aire Home and Hangar For Sale

Linda and Vince Phelps have moved into Marty Well's former home and now have their former home and hangar at 15842 Duquesne Circle, for sale. The house has 3,000 finished sq. ft., and has all new energy efficient windows and doors. All 3 bathrooms have been refinished with new water saving fixtures, new cabinets and porcelain tile with a porcelain tile floor in the kitchen. The master bedroom has been enlarged to nearly double its original size with a walk in closet and larger master bath. The house now has 4 bedrooms and three baths, living room, dining room, family room with a fireplace and wet bar. The house has baseboard hot water heat with a relatively new efficient boiler and hot water heater. There is also another large room that originally served as a game room with a pool table. Included in the price of the house are newer stainless steel appliances including dishwasher, side by side refrigerator/freezer, electric range and above range microwave oven. It also includes the trash compactor, and washer and dryer.

The 45' by 45' hangar is heated, has running water and 220 electric power, a bi-fold electric door in the east wall. A new overhead door is installed on the west end that can accommodate a large tractor or truck and a new steel walk in door on the south side. Both roofs on the house and hangar were replaced within the last 3 to 4 years. Based upon the insurance company's estimate to replace the house and hangar, it has been priced at \$525,000.00. Any prospective purchaser must be a licensed pilot to insure the continuity of the Van Aire flying community.

For an appointment, call 303-910-6524 or e-mail to: [vinces35k@gmail.com](mailto:vinces35k@gmail.com)