

\$1,395,000 - 70 Hidden Valley Airpark, Shady Shores

MLS® #20840220

\$1,395,000

4 Bedroom, 3.10 Bathroom, 3,388 sqft

Residential on 1.33 Acres

Hidden Valley Estates Ph 2, Shady Shores, TX

PRICE DROP!!! Live the AIRPARK LIFESTYLE NOW! Live with your plane and horses WITHIN the DFW metroplex! Enter the gate of the highly sought after HIDDEN VALLEY AIRPARK 5TX0 and check out your 2600 x 35 ft paved aviation playground--runways 17-35--ahead of you. Gas up your plane with 100 LL fuel on property.

Pull up to your 3388 sf, 4 bed, 3 bath, 3 car garage colonial style home on 1.33 beautifully treed acres. You'll feel the grandeur as you walk up and enter the oversized front doors. Step inside and notice the majestic, curved stairway and hard wood floors. Ascend the stairway and you'll find an IN-LAW SUITE with full bath plus 2 bedrooms and a 3rd full bath.

Downstairs is the owner's suite with walk-in closet lined with shelves and natural light plus a spacious ensuite with its own closet, double sink, sit down vanity, garden tub and large shower. You have a formal living or dining room at the front of the home off the kitchen plus a hospitality room with marble fp and built-in dry bar with wine fridge. Your large farmhouse style kitchen with island is open to the family room with floor to ceiling brick wbf and has bkfst area, half bath, pantry and laundry room.

This house is FULL OF CHARACTER! Each room has views of the parklike exterior.

Imagine cookouts with your family or



neighbors as you enjoy the natural beauty your grounds offer. For additional gathering space, your closed in sunroom boasts a brick oven and has full views of your large rock patio and huge fenced back yard.

Want a HANGAR? We have one for sale in this airpark . . .or your acreage offers you plenty of room to build a huge custom hangar. This property's size truly gives you the ability to live WITH your plane on property within minutes of dining, shopping or traveling via DFW Airport or Dallas Love Field. Enjoy boating? You are within minutes of LAKEVIEW MARINA on LAKE LEWISVILLE where you can launch or store your water toys & do touch-and-gos at LAKEVIEW AIRPORT!

Built in 1986

Essential Information

MLS® #	20840220
Price	\$1,395,000
Bedrooms	4
Bathrooms	3.10
Full Baths	3
Half Baths	1
Square Footage	3,388
Acres	1.33
Year Built	1986
Type	Residential
Sub-Type	Single Family Residence
Style	Colonial
Status	Active

Community Information

Address	70 Hidden Valley Airpark
Subdivision	Hidden Valley Estates Ph 2
City	Shady Shores
County	Denton
State	TX

Zip Code	76208-7302
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Amenities

Utilities	MUD Water, Septic
Features	Airport/Runway, Gated, Greenbelt
# of Garages	3
Garages	Driveway, Garage

Interior

Interior Features	Built-in Features, Built-in Wine Cooler, Chandelier, Decorative Lighting, Double Vanity, Dry Bar, Eat-in Kitchen, In-Law Suite Floorplan, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)
Heating	Natural Gas
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick, Dining Room, Family Room, Living Room

Exterior

Lot Description	Airstrip, Corner Lot, Taxi-way
Roof	Composition
Construction	Brick
Foundation	Slab

School Information

District	Denton ISD
Elementary	Olive Stephens
Middle	Calhoun
High	Ryan H S

Listing Details

Listing Agent	Russ Keith
Listing Office	Boomtown Brokerage, LLC

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