

Home for Sale
2700 Stearman St., Poplar Grove, IL
Located in Bel Air Estates at the Poplar Grove Airport
Live right on the runway!



Enjoy living at one of the best residential airparks in the country!

Beautiful contemporary Victorian-style home, with a sweeping wrap-around front porch
Over 3,400 SF Total Finished Living Space,
4 Bedrooms, 3-1/2 baths
Attached 3-1/2 car garage and 3,000 SF hangar
Hardwood floors throughout first floor. New carpet upstairs. Fresh paint.
Approximately 45 miles northwest of O'Hare

Very spacious kitchen and dining area with beautiful windows overlooking the main runway ...the center of the home! Perfect for cooking and entertaining. Great views. Center island. Large Kohler country-style sink. Stainless steel appliances. Walk-in pantry. Open floor plan joins to living/great room with gas fireplace. High ceilings give it a very airy and open feeling.

Spacious first floor master bedroom suite with bay window. Large walk-in closet. Private attached full tile and glass-block bath. Dual sinks. Kohler fixtures. Walk-in shower. Antique claw-foot tub. Skylight.

Formal dining room adjacent to kitchen with deck, patio doors and chandelier.
Hardwood library/study features bay window, floor-to-ceiling shelving and French doors.
Front entry foyer features open wooden staircase leading to upstairs.
Plus another 1200+ SF lower level, unfinished, with walk-out private patio.

Poplar Grove Airport (C77) is regarded as one of the best residential fly-in airports in the country. It features 3 runways (1 paved and 2 grass) and was named Illinois airport of the year in 2015.

Asking \$499,000
For more information, please call 920-901-2200
or see www.flyinhomes.com

***Available for immediate occupancy -
Enjoy the summer flying season!***

For Sale

2700 Stearman St., Poplar Grove, IL 61065

Located in Bel Air Estates at the Poplar Grove Airport

Only 45 miles west of O'Hare; near Rockford, Madison and Janesville

Asking \$499,000. Includes home and hangar!

For further information, please contact:

Curt Drumm at 920-901-2200 or via email at

cdrumm@lakeshoreaviation.com

Summary. Beautiful contemporary Victorian-style home, with a sweeping wrap-around front porch and entry, flowers, fruit trees, blooming shrubs and mature landscaping.

Open and airy feeling inside with plenty of natural sunlight, skylights and great views of one of the best airport communities in the country.

Quiet location at the end of cul-de-sac, with trail to the taxiway. Located right on the main runway, central location with a great view of the daily airport activity.

Hardwood floors throughout first floor. New carpet upstairs. New paint throughout.

3,463 SF Total Finished Living Space

4 Bedrooms

3-1/2 baths

3-1/2 car garage

Attached 3,000 SF aircraft hangar

Kitchen. Very spacious kitchen and dining area with beautiful windows overlooking the main runway of the Poplar Grove airport...the center of the home! Perfect for cooking and entertaining. Great views. Open floor plan joins to living/great room. High ceilings give it a very airy and open feeling. Center island with cabinets and tile top. Abundant cupboards and shelving for storage. Country-style light colored wood finish. Plenty of outlets. Large Kohler country-style sink. All stainless steel appliances included. Built-in microwave. Gas range. 2 ovens-one gas, one electric. Large skylights for natural outdoor light. Walk-in pantry with an incredible amount of storage space. Dining area large enough for a full-size table.

Living Room. Great room / living room with floor to ceiling windows and runway view. Vaulted ceilings. Gas fireplace. Two sliding doors open to large outdoor patio and deck. Incredible views of the runway with fantastic outdoor lighting. Tinted privacy windows shade view from the outside. Beautiful gas fireplace with glass doors and power vent to heat the living room. (All new burner/valve assembly for a great natural flame.)

Patio. Back patio/deck is the best seat on the field for airplane activities. Vintage flights, antique planes, helicopters and an occasional mini-airshow to entertain pilots and your guests. Attached patio with railing, perfect for entertaining, grilling out or just relaxing and watching the airport activity. Steps to walk out to the ramp and large 1.3 acre yard.

Bedroom. Spacious first floor master bedroom suite with bay window. Large walk-in closet as well as plenty of storage in a second closet with sliding mirrored doors. Outdoor entry to wrap-around front patio. Private attached full tile bath. Kohler fixtures. Dual sinks. Walk-in shower with tile and glass-block walls. Antique claw-foot tub. Large skylight and glass block window for natural outdoor light.

Dining Room. Formal dining room, fantastic windows and outdoor light, sliding patio door opens to porch and patio. High ceilings. Chandelier.

Office. Hardwood library/study features bay window, floor-to-ceiling shelving and French doors.

Upstairs. Beautiful wood open staircase leads upstairs, featuring 3 large bedrooms with plenty of closet space. All walk-in closets. All new carpet and paint. 2 full baths. One bedroom has attached private bath and private patio. Beautiful views from large windows.

Hangar. Attached to home. 3000 SF (50x60). Bi-fold door. Roll up door to garage. Insulated. Two overhead heaters keep hangar warm all winter. Two ceiling fans for circulation. Efficient LED lighting on perimeter walls, plus bright ceiling lighting. Work bench. Industrial air compressor. Plenty of power outlets all around the hangar. Exterior windows for natural daylight. Large ramp with plenty of room for planes. Separate set of aircraft tie-downs in the adjacent grass. Hangar door 48'10" x 13'6". Hangar is also perfect for storing your boat, camper, ATV's, RV, cars, snowmobiles, etc.

Garage. Attached 3-1/2 car garage also has plenty of extra room for storage, and an overhead roll-up door connected to the hangar.

Basement is over 1200 SF, with high ceiling. Beautiful 4-panel patio doors lead out to a very private, lower level stone deck area, surrounded by bushes. Unfinished, but plumbing is stubbed for future bathroom installation. Perfect for a future TV/theatre room, bar or kids play area. Stone steps lead to the yard, ramp and taxiway. Central point for all utilities including 200A electric, phone, data and cable...perfectly laid out for today's technology. Elevated crawlspace storage area. Perfectly dry, no water or leakage.

Poplar Grove Airport (C77) is regarded as one of the best residential fly-in airports in the country. It features 3 runways (1 paved and 2 grass) and an instrument approach. Airport is privately owned but public use. Located just east of Rockford, approximately 45 miles northwest of O'Hare (just off I-90) and just over an hour from Milwaukee and Madison, WI. C77 was named Illinois airport of the year in 2015, it features over 100 homesites with runway access, more private hangars, a full service FBO, flight school, one of the nation's best engine shops, a very active EAA chapter and a historic aviation museum. Poplar Grove is a pilot's dream community.

Details

3,463 SF Total Finished Living Space

2,369 SF Main floor

1,094 SF Second floor

1,234 SF Unfinished basement, walk-out patio, rough plumbing for bath

888 SF Garage (3-1/2 car, attached)

3,000 SF hangar with bi-fold door, work area, heated

1.36 acres, right on the main taxiway.

Built in 2001

Wood frame, vinyl siding

2 story plus walk-out basement

Details – continued

200A electrical service with dual circuit breaker panels.

External power receptacle in hangar for emergency generator.

Cable, fiber, telephone, gas, city sewer, private well with water softener. Entire home wired with Cat 5 wiring for high speed data and phone, as well as cable.

Central gas heat, air conditioning, 2 systems (up/down). Main furnace recently replaced.

Separate furnaces in hangar. Separate electrical sub-panel for hangar and garage.

Ceiling fans throughout the home for energy efficiency.

Full central fire/smoke detector system covers all areas of the home, garage and hangar.

Two attics, plus more storage in basement.

Recent paint throughout and new carpet upstairs.

2019 taxes estimated at \$14,900.

For further information, please contact:

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