

131 S Tailwind Drive 09/09/2026

Common amenities:

HOA dues \$3,433.75 per year

400 amp 220 volt electrical service, 200 for hanger and 200 for house

Emergency 24 KW automatic transfer generator with separate transfer switches for hanger and house.

Private access to 3400 ft paved, high fenced runway 3TA5, thru remote controlled electric gate.

Septic system

Home:

Living area 3,337 sq ft

Attached Garage 3,442 sq ft

Construction:

Living area frame is welded steel girders with 8 inch exterior walls clad with stone and stucco.

Insulation is sprayed in walls and solid foam on roof.

Roof is metal with gutters for rainwater collection. Except for towers.

Interior walls are 6-inch structural metal studs.

Living area and garage first floor are designed to be accessible with 3 ft doors, grab bars and no stairs.

Pella casement windows are used throughout the building, except for the two towers.

Main entrance double door is solid walnut. All other exterior doors are metal 3-foot outswing with electronic keypad and backup key access.

Floors are 8-inch plank luxury vinyl.

Kitchen has custom hickory cabinets by Kingwood with solid natural granite countertops. Island also has matching cabinetry and countertop.

Large Kohler sink with Italian faucets, built in microwave, GE Café oven and warming oven, and raised GE dishwasher. Refrigerator has built-in ice maker.

Bosch induction cooktop with hood that automatically provides makeup outside air when on, with motor above ceiling for low noise.

Separate pantry and mud room with garage access.

Dining room is in a 32 ft high by 18 ft wide 12 sided tower with windows facing the pool. Wall mounted sconces and a 5 ft hand made Moroccan lamp provide illumination.

Living room has a 22-foot sloped wood ceiling, a 4 x 8 skylight, 10 x 8 ft curved section window, freestanding wood stove, Juliet balcony and mezzanine with railing.

Primary bedroom has a 20 ft sloped wood ceiling with a large skylight, window wall, 2 spacious walk-in closets.

Toilet room has wall mounted Kohler bidet commode. Adjacent is a double fixture 12-foot long by 4 foot wide custom tile shower with Kohler electronic controls with both wall and rainfall shower heads. The double vanities are Moroccan basins on solid granite countertops.

Guest bedroom includes built in bookcases, toilet with tile shower and 12 sided, 7 ft wide, 20 ft high tower area.

A data room contains an equipment rack to support interior and exterior Wi-Fi and wired data to kitchen, dining, living and guest rooms.

HVAC is provided by a commercial 5-ton Mitsubishi / Trane system with 2 air handlers one for the living areas and one for the sleeping areas with separate thermostats. The air handlers are ceiling mounted in the attic; all equipment is accessible without crawling by walking up the stairs in the garage. All rooms have both an air supply and return, very quiet.

The living area has a central vacuum system.

The utility room contains central vacuum equipment, gas water heater, water and power distribution. All water fixtures have independent shut off valves.

Propane is supplied from an underground 1000-gallon tank.

Water is supplied by a rainwater collection system with a primary 20,000-gallon tank and 24,000-gallon backup. Sanitation is provided by 2 filters and uv light located in the garage.

Garage:

Construction is red iron with sprayed in foam and fiberglass mat insulation. The garage has a toilet room and a dog bath/shower room with electric on-demand water heater.

There are four motorized garage doors with remote. Three 8 ft x 10 ft and one 14 foot x 10 foot.

Illumination is provided by six overhead light fixtures.

Four ceiling speakers are connected to the sound system.

A wireless phone booster is installed in the ceiling.

Conduit is installed in the floor for a future car lift.

Pool:

The freshwater concrete Gunitite pool is 16 ft wide by 41 foot long and slopes in depth from 4 ft to 8 ft 6 in. The pool has 12 mosaics of various marine animals. Filtration is provided by a large sand unit and pump. The pool is heated with a 400,000 btu propane heater. Sanitation is by a chlorinator and ozone bubbler. The pool has underwater lighting. The pool has a motorized full vinyl cover for safety. All pool equipment is in the garage.

Adjacent to the pool is an artificial turf area and the pool is partially covered metal roof.

Four overhead light fixtures provide night illumination.

Two ceiling mounted speakers are connected to the garage sound system.

Cameras:

The house and hanger are provided with a total of 16 interior and exterior cameras accessible by a secure online system. Plus a Ring camera at the front door.

Hanger:

The hanger is 50 ft wide by 80 ft long 4,000 sq ft divided into 3,250 sq ft open area and a 750 sq ft (approx.) apartment.

The electric bi-fold door is 45 ft wide and 13 ft high when opened and has a wireless remote. A manual roll up door is on the side wall.

The walls and roof are insulated.

There are 6 ceiling lights and 2 speakers.

The apartment has 2 bedrooms, 1 bath, full kitchen and small living area with an HVAC unit.

Water is supplied by a rainwater collection system consisting of a 15,000-gallon tank, pressure pump, 2 filters and a uv light purification system.

Utility costs for both buildings:

Average PEC electric over 3 years is \$550/ mo.

Propane is about \$1,600 a year.