

# **2270 Spitfire Circle, Overgaard, AZ 85933**

2796 sq ft | 3 Bed + Office + Large flex room | 4 Bath | Hangar

## **FEATURES**

### **HOUSE**

- Built in 2021
- Vaulted ceilings, open concept kitchen & living room
- Great room upstairs w/full bath and counter sink for kitchenette (2025) making the space ideal for a separate living space or bunkhouse, game room, or workout area
- Metal roof
- Composite siding & deck
- 5 zone mini-split system
- Fresh air ventilation
- Triple-pane windows, European style, tilt & turn
- Full master bath including double vanities, walk-in shower and soaking tub
- Granite countertops in kitchen and primary bath
- Large, walk-in pantry

### **HANGAR**

- 2000 Sq Ft (40' x 50') Hangar w/full bath!
- 42' x 12' Horton Stacker Accordion Hangar Door (39' Opening)
- 16' high lift garage door for vehicles
- Full bath including tub, perfect for ice baths!
- Windows for natural light

### **MOGOLLON AIRPARK AZ82**

- Located 90 nautical miles NE of Phoenix
- 6657' elevation with all four seasons - pleasant summers & mild winters
- Perfect for primary or second home
- Private 3420' x 50' asphalt runway
- Active aviation community with EAA Chapter 1044
- Abundant outdoor activities: ATV trails, hunting, hiking, boating, fishing, skiing
- Active EAA Chapter 1044
  - Vibrant community organizing social and educational activities
  - Monthly events including fly-outs and an annual Pancake Breakfast & Fly-In