

FOR SALE

4 Bed / 4 Bath Home on 5+Ac, Aircraft Hangar, Shared Private Grass Runway

**25 Barnstormer Lane
Foristell, MO 63348
Unincorporated
St. Charles County**



UNION REALTY, LLC



Welcome to 25 Barnstormer Lane, Foristell, MO 63348 - A Rare Aviation Estate in Woodliff Airpark (FAA Identifier: 98MO)

Luxury Living. Private Airpark. Unlimited Possibilities.

Welcome to an extraordinary opportunity in the exclusive Woodliff Airpark (FAA Identifier: 98MO), a private fly-in community in St. Charles County where aviation and luxury living come together. Situated on more than 5 picturesque acres with spectacular runway views, this custom-built home offers the privacy of a country estate with the rare convenience of taxiing your aircraft directly to your own hangar.

Built in 2009, this beautifully maintained residence is move-in ready and features 4 bedrooms, 4 bathrooms (2 full and 2 half baths), an impressive two-story entry, hardwood floors, a spacious main-level primary suite with sitting room, and expansive picture windows that capture breathtaking views of the airstrip. The walk-out lower level offers heated floors and endless opportunities for future living space.

A pilot's dream, the impressive 60' x 60' hangar includes a 40-foot Hydroswing aircraft door (single panel), an additional 60' x 15' workshop and storage bay, water, electric, and plumbing for a future bathroom.

A 1,400-foot paved private driveway welcomes you home to this one-of-a-kind aviation estate. Whether you're looking for your forever home, a weekend retreat, or the ultimate fly-in lifestyle, 25 Barnstormer Lane offers a rare combination of luxury, privacy, and direct runway access.

Live where you fly. Welcome home.

List Price: \$1,499,000.00



**Contact:
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Calling all pilots and aviation enthusiasts! This exceptional custom home is located in the exclusive Woodliff Airpark, a private fly-in community in St. Charles County. Taxi your aircraft directly to your own 60' x 60' private hangar and enjoy the convenience and lifestyle that only an airpark can offer.

Situated on over 5 beautiful level acres with breathtaking runway views, this custom-built home, built in 2009, offers 4 bedrooms and 4 bathrooms, 2 full baths and 2 half baths, along with quality craftsmanship and thoughtful design throughout.

Step through the front door into a dramatic two-story foyer featuring a grand hardwood staircase. The main level showcases hardwood flooring throughout the main living areas, abundant natural light from oversized picture windows overlooking the runway, and an inviting open floor plan designed for comfortable everyday living and entertaining.

The spacious kitchen and breakfast room feature Corian countertops, a large center island, electric cooktop, double ovens, dishwasher, garbage disposal, pantry with automatic lighting, recessed lighting, and tile flooring. A formal dining room provides additional entertaining space.

The oversized main-floor laundry and mudroom offer exceptional functionality with built-in cabinetry and a utility sink.

The luxurious main-level primary suite includes a spacious bedroom, private sitting room, two oversized walk-in closets, and an impressive in suite bath with double vanities, separate shower, and a brand-new handicap-accessible walk-in jetted tub with entry door.

Also on the main level are two convenient half bathrooms and access to an expansive unfinished storage area above the oversized two-car garage.

The upper level features three generously sized bedrooms with charming dormer windows, ample closet space, ceiling fans in every bedroom, additional unfinished storage, and a full hall bathroom.

The full walk-out lower level offers endless possibilities for future expansion. It is already roughed in for a full bathroom, includes heated floors, abundant storage shelving, excellent lighting, and a sump pump.



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Additional quality features include:

- High-efficiency geothermal HVAC system
- Heated basement floors
- Double water heaters with on-demand hot water
- Roof replaced in 2026
- Double-pane thermal windows
- Three-phase well pump
- Water softener
- Central vacuum system
- Ceiling fans throughout
- Meticulously maintained mechanical systems

Aviation enthusiasts will appreciate the outstanding 60' x 60' insulated hangar featuring metal roof and metal siding. The aircraft hangar measures approximately 60' x 45' with a 40-foot-wide Hydroswing aircraft door (single solid panel) (hydraulic), 12-foot door height, 12-foot ceilings, excellent lighting, water service, electrical service, and plumbing stubbed for a future bathroom. An additional 60' x 15' bay with a single garage door provides ideal space for vehicles, equipment, workshop, additional storage, or could easily be finished into an office or hobby space.

The beautifully landscaped property is accessed by an impressive 1,400-foot paved private driveway. The aircraft parking apron and main driveway are concrete, while the rear drive is asphalt. With more than 5 level acres, there is ample room to add a swimming pool, tennis court, or additional outdoor amenities.

Woodliff Airpark (FAA Identifier: 98MO) is one of Missouri's premier private residential aviation communities, centered around a lighted 2,800-foot grass runway with approximately 2,500 feet of overruns. This remarkable community offers a rare opportunity to enjoy the freedom of living where you fly.

Whether you're searching for an exceptional aviation property, a private country estate, or a one-of-a-kind lifestyle, 25 Barnstormer Lane offers the perfect combination of luxury, functionality, privacy, and direct runway access.

Welcome home - and clear skies ahead!

For more information or to schedule a showing contact Chris Bock at 314-518-4027.



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Primary Suite - Main Level - Two Rooms - Two Large Walk-In Closets - Large Bathroom with Double-Vanity, Shower, and Walk-In Tub with Jets.



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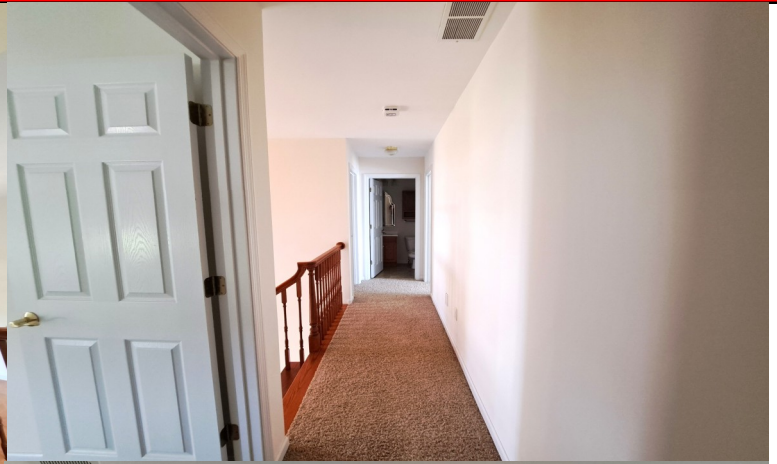


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