

# Discovery Trail Farm Airpark

## DISCOVERY TRAIL FARM AIRPARK

A neighborhood for pilots and their families



# Introduction



At the west-end of Sequim Valley Airport is an exciting new housing opportunity that broke ground in 2005. Discovery Trail Farm is a new neighborhood of 8 custom home sites with a private taxiway to Runway 27-9. The home sites are located in the middle of 65 acres of farmland, 50 of which, will be placed in a conservation easement and remain farmland forever.

The home sites have spectacular views of the Olympic Mountains and direct access to the Olympic Discovery Trail. All home sites have underground utilities including excellent spring water, septic, electric, phone and high speed internet. The roads and taxiways are paved to all home site locations. This project received final approval and lots are now for sale.

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## Discovery Trail Farm Airpark

- Is the country's premier neighborhood for an aviation enthusiast
- It may be the best-designed airpark in the country. It is a neighborhood of 15 homes surrounded by 52 acres of dedicated farmland-farmland that will never be developed. Everyone has a 52-acre backyard that someone else mows. We think this is the perfect blend of urban and country living.
- Every lot has a panoramic view of the Olympic Mountains and access to a paved 3,500 foot runway.



# DISCOVERY TRAIL FARM

*A neighborhood for pilots and their families*



## DISCOVERY TRAIL FARM AIRPARK

*on Washington's Beautiful Olympic Peninsula*



*A Neighborhood for Pilots & Their Families Surrounded by Farmland*

- *Surrounded by protected farmland*
- *In the Olympic Mountain Rainshadow  
(less than 15" rain annually)*
- *54 miles to Boeing Field in Seattle*



### *A Custom Home Airpark Community*



- One-acre custom home sites
- Private, paved taxiway to Sequim Valley Airport
- 3500' paved run way
- Panoramic views of the Olympic Mountains
- Your hangar on your property
- Protective CC&Rs
- Water, power and sewer to each lot
- Financing available

*"Being surrounded by farmland and being so close to the airport has been the best lifestyle choice we have ever made"*

— Martha Rudersdorf, resident

For more information, photos and detailed architectural information call 1-360-775-7364 or visit [www.discoverytrailfarmairpark.ca](http://www.discoverytrailfarmairpark.ca)



# Amenities



## **Each lot includes:**

- Underground utilities
- High Speed internet access
- Pure, clean (requires no chlorine) drinking water from our own deep well
- Irrigation water for landscape watering
- Septic drainfield hook-up
- Paved road
- Paved taxiway that is not shared with cars
- Access to the 2.5-acre community commons

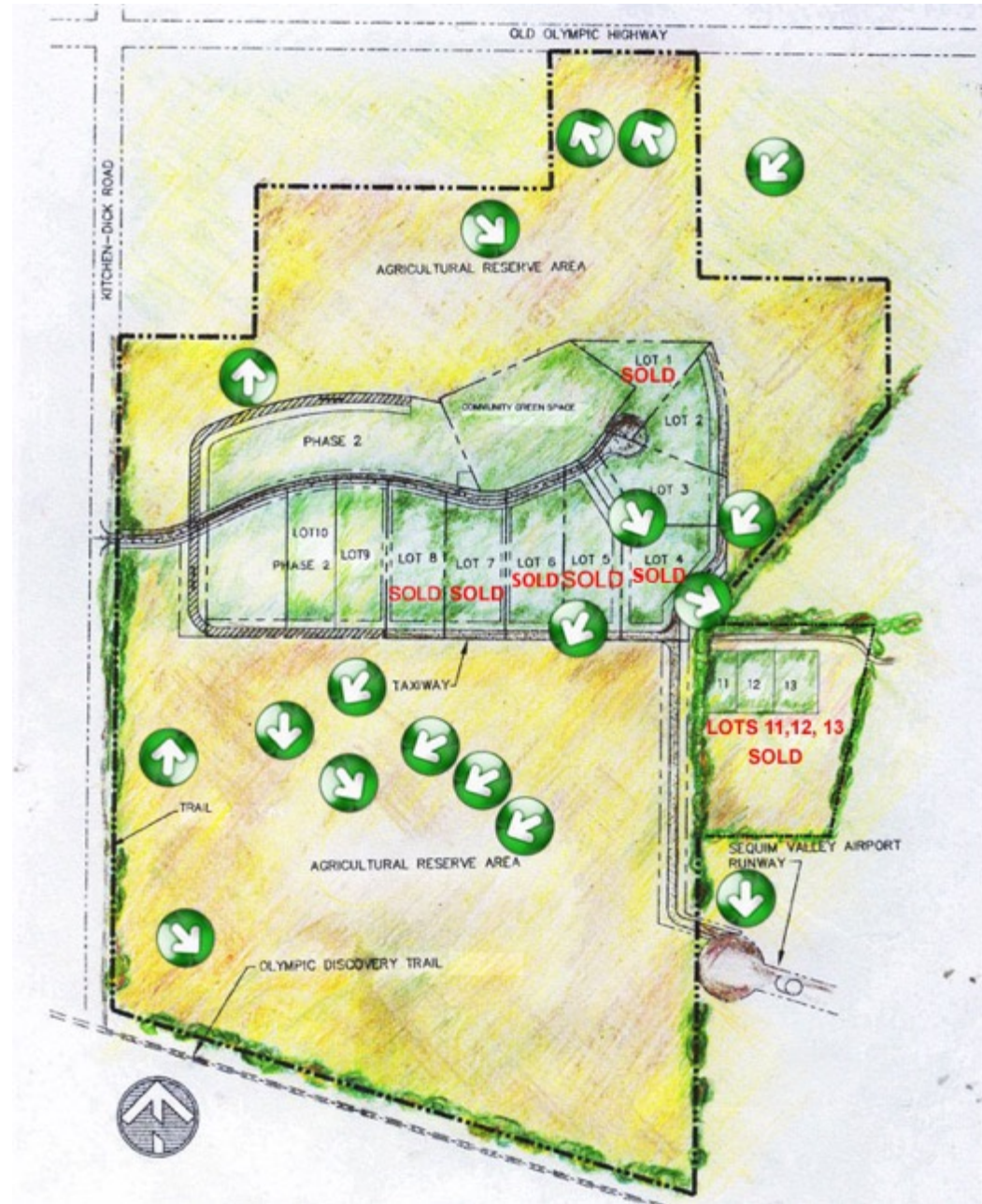
## **In addition you acquire:**

- Exceptional setting for your custom home and detached hangar
- Perpetual access to the Sequim Valley Airport
- Exceptional views of the Olympic Mountains
- Exceptional proximity to walking trails, hiking, fishing, kayaking & outdoor activities
- Exceptional protection for your investment with dedicated farmland and open space completely encircling Discovery Trail Farm
- Exceptional resale value



# Site Plan

## Phases 1 and 2







***This is not the complete set of Covenants, Conditions and Restrictions for Discovery Trail Farm Airpark it is only a few highlights to give you a feel for the type of neighborhood we have created.***

- **Lights-** At night the Olympic Mountains are outlined by stars. We don't want the nighttime view of the mountains spoiled for you by the glare of a neighbor's yard light. To preserve the night views we have a "dark sky" lighting policy. All exterior lights must be "dark sky" compliant. Lights must be shaded so light doesn't shine up or glare on to your neighbor's property. Twenty-four-hour yard lights are prohibited and exterior lights can be a maximum of 12 feet high. Accent lights (lights that only serve to esthetically light up the outside of the house) are prohibited and security/safety lights around doors must be on a manual switch or a motion detector. Dusk to dawn controls are not acceptable.
- **Building Heights-** The maximum height for a house is 28'. This is considered a 1 ½ story house-that is the second floor living space is defined by dormers in the room and windows in the gabled end. Hangars can be no more than 24' high and garages 26'.
- **Building Design-** Craftsman details such as dormers, knee braces, rafter tails, and wide trim must be incorporated into the design of the **home, hangar and garage**. We don't want the homes to look like they came out of the same plan book but we want a thread of quality and consistency throughout the neighborhood.
- **Building Exteriors-** The exterior of each home, hangar and garage must be the same. Brick, vinyl and most fake rock are not allowed. Metal pole buildings are prohibited. Exterior house colors must be from our color palette (we are using the Sherwin-Williams Arts and Crafts Exterior Color Preservation Palette). Natural wood color is always acceptable.
- **Building Sizes-** We encourage quality over quantity and have size constraints on the homes, hangars and garages.
- **Guest Apartment-** A guest apartment is allowed in the garage or hangar.
- **Fences-** We have fence design and placement covenants. Security fences that define the entire perimeter of the property are not allowed. Fences must be of high quality wood construction.
- **Construction Timelines-** There are no time requirements for beginning construction however once a building is started the exterior must be completed in 12 months.
- **Design Review-** All building plans must be reviewed and approved by the Architectural Review Committee.
- **Homeowners Association-** All residents will be members of the Discovery Trail Farm Homeowners Association.
- **Landscaping-** The use of native, drought tolerant plants is encouraged. Landscape watering must be done with the supplied irrigation water.

# Olympic Discovery Trail

- For your morning jog or a quiet evening walk, a private path from Discovery Trail Farm Airpark links up with the [Olympic Discovery Trail](#).
- This nationally recognized trail designed for pedestrians, bicyclists, and equestrians borders Discovery Trail Farm Airpark to the south. When completed, the Olympic Discovery Trail will run nearly 150 miles from Port Townsend on Puget Sound to Cape Alava on the Pacific Ocean. More than 35 miles of trail are already completed from Sequim to Port Angeles and a pathway from the homes at Discovery Trail Farm Airpark will make it easy to stretch your legs on a daily basis.
- A 1992 National Park Service study demonstrated that proximity to regional trail systems increased property values.

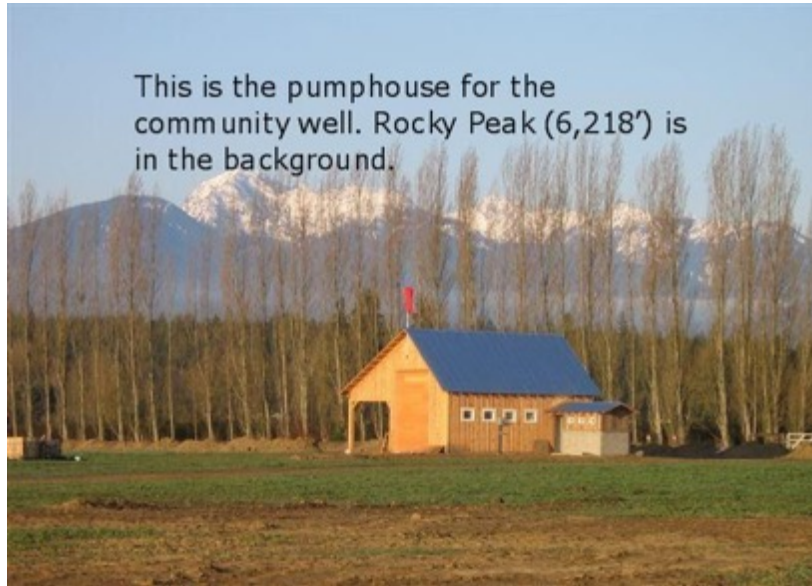




# Photos 1

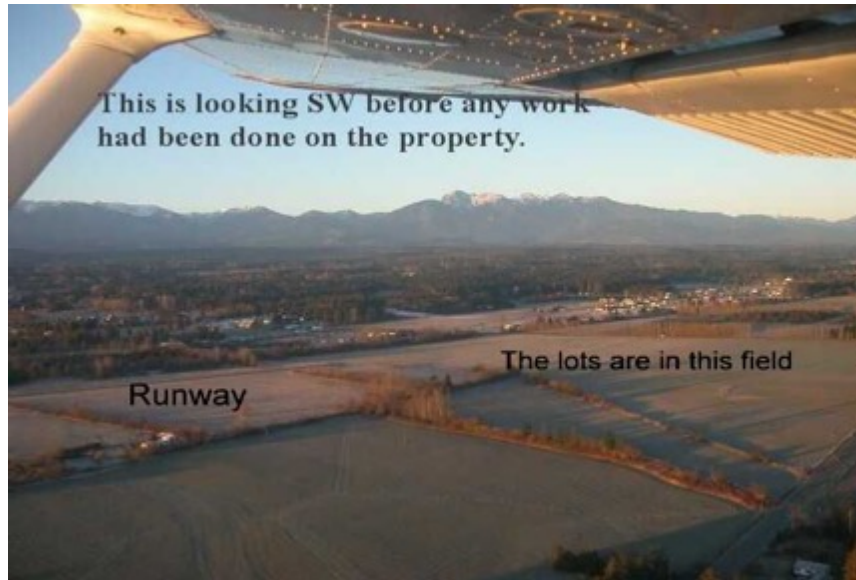


# Photos 2

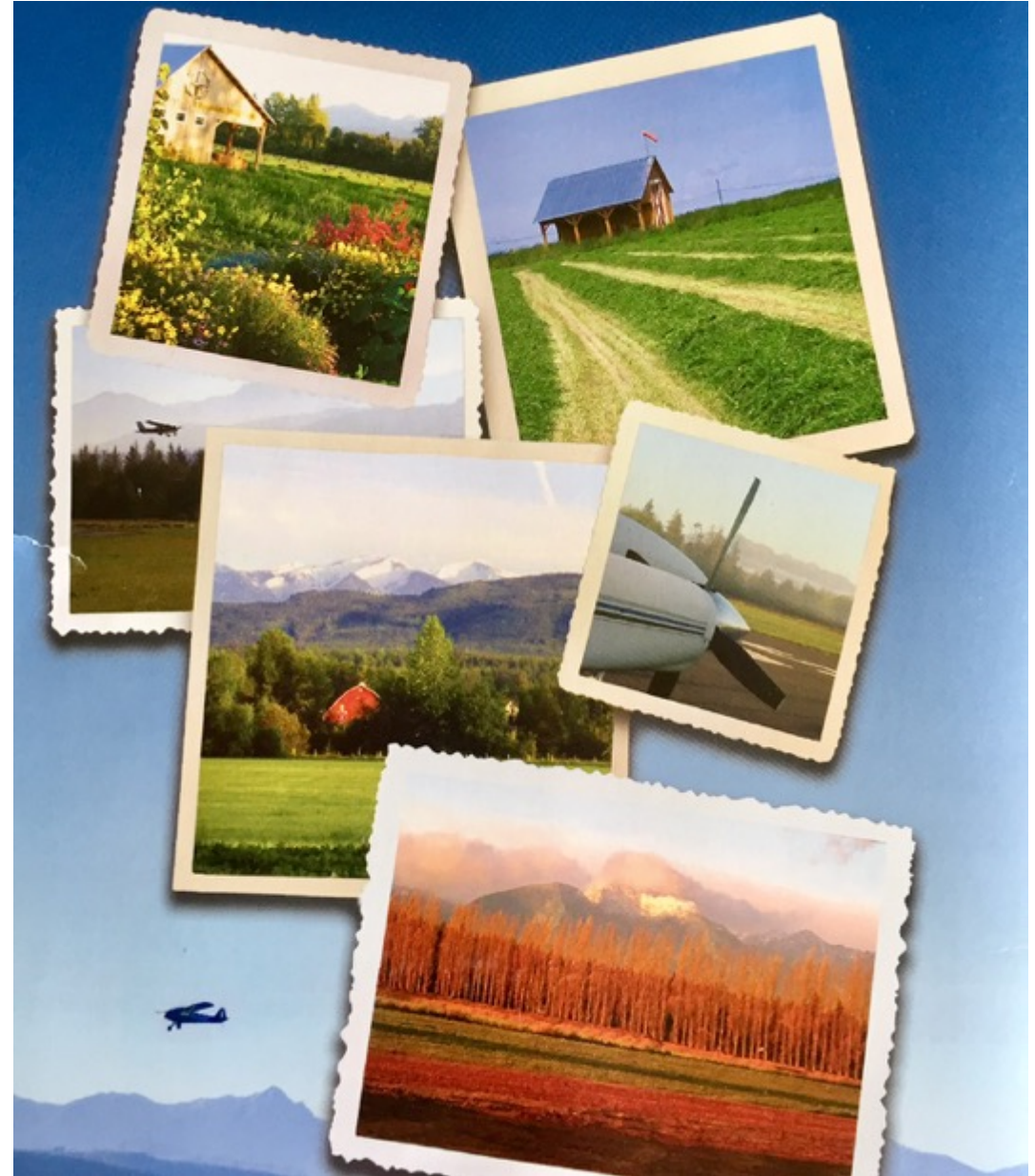




# Photos 3



# Photos 4





# Panoramic Photos



# Sequim Valley Airport



All Discovery Trail Farm property owners have paved taxiway access to the runway, taxiway and ramp at Sequim Valley Airport.





Visit our website: [www.discoverytrailfarmairpark.com](http://www.discoverytrailfarmairpark.com)

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  360-775-7364



## DISCOVERY TRAIL FARM AIRPARK

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- Sequim Valley Airport
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# **Discovery Trail Farm Airpark**

*Surrounded by dedicated farmland.*

