OVERVIEW

• Car enthusiast paradise with over 28,000± square feet of garage/workshop space.
• Three separate garage buildings, equipped to handle a commercial scale automobile operation.
• Beautiful ranch-style home; 3 bedrooms on main level, 4 baths, 4,377 total square feet, 4-car attached garage.
• Beautiful, private setting with breathtaking mountain views and tons of mature trees.
• 2 gated driveways onto the property.
• Main, circular concrete driveway leading to the residence and garages; accessed from Wolfensberger Road.
• Rear gravel driveway leading to garages; accessed from Minter Lane.
• Additional second building site for guest house.

PROPERTY FEATURES

- State of the art surveillance system; 30 cameras on the property (house has capacity for 4 more cameras).
- Own electric box (full-line electrical 1600 AMP).
- 4lbs natural gas – enough to run 16 homes.
- Average bills per month: $500 electric; $718 gas (winter) and $30 (summer).
- High Speed Internet: 80 up, 40 down - 4 Wi-Fi networks on the property.
- Currently running 12-15 phones with capacity for more.
- 450 mature pine trees.

GARAGE ONE - "MAIN SHOP"

- 17,000+ sq ft; Fits 60+ cars, unstacked.
- Structural Insulated Panels (SIP) added to original structure.
- Polyaspartic flooring (more durable than epoxy) and in-floor drains in all rooms.
- Most garage doors have electric openers.
- Radiant heat throughout.
- Large executive office plus two additional offices.
- Men’s bathroom with urinal, stall bath, and locker room; women’s ½ bathroom.
- Wash stall with commercial lighting and large double doors; 15’ x 29’.
- Engine and chassis (in-floor) dynamometer machines (negotiable).
- Filtered water access.

GENERAL INFORMATION

- Taxes – approximately $9,000.
- Zoning: Large Rural Residential; wide variety of uses.
- 4 miles from Interstate 25, minutes from amenities; All roads are paved.
“Showroom”
- 30’ x 48’; Ceiling 12’
- 12’x12’ garage door with electric opener
- Drop ceiling – commercial grade with heater, commercial lighting
- Exterior pathway connecting to residence

Executive office
- 29’ x 16’
- Polyaspartic flooring; copper stain
- Wainscoting and crown molding
- Commercial door entry; 4’w
- Large windows with views
- Two smaller offices adjoining, overlooking “machine shop”

“Machine Shop”
- 29’ x 150’; Ceiling slanted 12’ high, 10’ low
- Large mechanical room with adjoining offices and both Dyno machines
- 10’x12’ garage door with electric opener
- I-Beam included; Air compressor and jib crane negotiable

“Engine Dyno” Room
- 11’ x 15’
- Extra thick walls and shatter-proof doors, in case of explosion

“Engine” Room
- 24’ x 31’; Ceiling 12’
- 10’x12’ garage door, commercial-grade double doors, and man-door
- Only room with forced air heat, not radiant

“Wood Shop”
- 23’ x 40’; Ceiling slanted 12’ high, 7’ low
- Lots of workspace and storage

“Upholstery Shop”
- Not a load-bearing wall, could open to wood shop
- Garage door with electric opener

Garage/Workshop
- Original L-shaped structure; 10” thick insulated walls; Ceiling 13’
- Utility sink
### GARAGE TWO - “BODY SHOP”

- 9,000 square feet; Ceiling 23’ high, 16’ low
- Nucor steel building; 1’ thick walls, energy saving insulation
- Main room 58’ x 158’ (inside); Interior wall is not load bearing, could be removed
- Mezzanine storage above polish room
- Polyspartic flooring with in-floor drains
- 14’ x 14’ garage door with electric opener, able to fit RV; Two 12’x12’ garage doors, one with electric opener
- RV hook-up
- Has water access but not hooked up
- Jib crane and hanging industrial curtains, negotiable
- PPG and BASF paint mixing booths, negotiable

**Polishing Room**
- 20’ x 28’
- Prismed lighting on walls and ceiling, negotiable

**Paint Booth (Negotiable)**
- AFC Finishing Systems®; 5-years old
- Downdraft
- 22 extra lights
- 28’ x 14’

### GARAGE THREE - “POLE BARN”

- 2,080 sq ft; 58’X35’; 15’ ceilings
- Fully-lined walls with spray foam insulation
- Polyspartic flooring, unfinished
- Radiant tube heaters
- Three 12’x12’ overhead doors; one 12’x10’ overhead door
- Located near the back gate
- No water

### NEGOTIABLE EQUIPMENT

- Stuska engine dynamometer machines
- Mustang chassis dynamometer machine
- AFC Finishing Systems® paint booth
- PPG and BASF paint mixing booths
- All machines, hand tools, excavation equipment, paint mixing banks, jib cranes, air compressors and related tanks, benches, cabinets, chairs and tables, desks, office equipment, shipping containers, prep stations, curtain systems, 4 post lifts
RESIDENCE

- Ranch-style home with beautiful mountain views
- 4,377 square feet, total
- 3 Bedrooms, including master suite
- 4 Bathrooms; master, full with double vanity, powder room with custom travertine tile, and basement ¾ bath
- Office with custom French door entry and speakers
- New water pressure tank and softener (2021), new furnace (2022), and Central Vac system
- Alder front door with glass inlay; custom doors and select alder trim throughout, hand milled
- Brazilian walnut hardwood floors
- Radiant in-floor heat with zones
- Light, skip troweled walls

Dining Room
- Select alder arches and columns; stone accent wall
- Open to great room and kitchen
- Tray ceiling with undermount lighting

Kitchen
- Jenn-Air® electric cooktop with pot filler and custom copper range hood (natural gas line installed but not hooked up), fridge, wall oven and microwave, Bosch® paneled dishwasher
- Custom Cherry cabinets; lighted glass display shelving
- Large island with storage, veg sink with garbage disposal, and warming drawer
- Granite countertops; Porcelain tile floor
- Formal dining, breakfast bar, and eat in area with patio/gazebo access
- Walk in pantry with 2 fridges

Great Room
- Large windows with mountain views
- 13’ vaulted ceilings with skylights
- Custom doors with decorative iron screens to backyard
- Stone accent wall and porcelain tile with decorative inlay

Master Bedroom
- Stunning mountain views
- Wood burning stove with stone accent wall and hearth
- Cherry hardwood floors; Vaulted ceiling with skylight
- Custom wood door with decorative iron screen leads to private patio

5-Piece Master Bathroom
- Jetted soaking tub
- Shower with multiple shower heads and body jets
- Heated floors
- Walk-in closet with organization system
- Porcelain tile floor

Basement
- Recreation room with fireplace and plumbing for wet bar; ¾ bathroom
- Unfinished storage rooms and utility room
- Access to 2nd garage
- Knotty alder trim – hand milled

2-Car Attached Garage - Main Floor
- 10’+ ceiling
- Dual access from entry and mud room
- Natural cedar garage doors: 10’w x 9’h

Second 2-Car Attached Garage - Basement
- 7.5’ ceilings
- Storage shelves
- Natural cedar garage doors

Backyard
- Covered patio and gazebo
- Two barbecues with natural gas lines
- Large garden shed with two storage bays
- Private patio off master bedroom