

2223 VIKING

"my dream garage"

The 6 car garage is a truly unique feature of this property. It is the ultimate dream garage for any devoted automobile enthusiast, hobbyist or artist! Check out the many well thought out features:

***AREA - Over 1500 square feet - has easily accommodated 6 automobiles
Over 1500 square feet of second floor storage with generous, heavy
duty shelving.***

EXTERIOR - Austin Limestone & Brick

***INTERIOR - Main area walls and ceilings are paneled w/half inch plywood for
protection against bumps and scrapes...low maintenance!
There is one folding, false wall made of plywood so that if
desired, the main work area cannot be seen from the
driveway, providing additional privacy and security.***

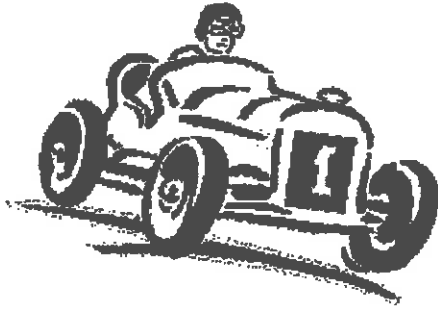
***ELECTRICAL - The garage is wired for convenient access to electrical
outlets, eliminating the need for tangle prone long
extension cords!***

***120V 15 double outlets
3 single outlets w/switch***

***240V single phase 6 double outlets
240V three phase panel w/master switch!***

CEILING FANS - 3

***LIGHTS - 25 overhead florescent light fixtures in working and parking area.
4 overhead light fixtures for upstairs storage area.***



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more more more more more more

COMPRESSED AIR SUPPLY - Commercial 7.5 hp AIR COMPRESSOR (American made,) with 120 gallon receiver tank and 240V three phase industrial Motor. An air distribution system is piped into the walls With 8 convenient 3/8" quick-change outlets readily accessible to work areas and work benches.

GARAGE DOORS - 3 Total - One large double door for car entry and exit with garage door opener. Two located on north and south side, located for privacy and Cross flow ventilation for main work area. The north door opens to The deck and pool area.

CONVENIENCE TO HOME - The garage is attached to the house through an adjacent Mud Room which includes a convenient half bath. (no running Through the home to the bathroom or washing greasy hands in the kitchen sink)

POTE NTIAL ADDITIONAL USES - The main work area, or part of it, could easily be c converted to additional bedrooms, guest quarters or Even a large party room for entertaining.

***STOP BY AND TAKE A LOOK AT THIS UNIQUE DREAM GARAGE
AND CONSIDER THE POSSIBILITYESS!***