



## **SHOP/STUDIO**

Built 1997

Shop area: 72' x 48'  
3456 sq. ft.

Studio area: 24' x 32'  
768 sq. ft.

Covered porch 8'  
surrounds studio



## **SHOP:**

Fully insulated and finished interior;  
vaulted ceiling;  
windows for natural light also.

Roll-up doors:

3 doors 12'w x 9'h  
1 door extra wide and tall; 2 entrydoors

2 Ton hoist on  
center beam

Air pipelines installed  
for air compressor  
hook up

23' x 12' Separate room with double doors; carpeted

Extensive interior lighting; heaters; 220 and 110 electric.

Exterior lighting

Electrical outlets throughout in walls and ceiling for additional drop lights etc.

Large utility sink in cabinet with small upper cabinet

Loft: 48' x 23' storage area; electric outlets; lighting; wide stairwell leading up to area; wooden railing; open to ground floor; door accessing attic space for additional storage.

Exterior concrete apron

### **STUDIO:**

Large room with vaulted ceiling, cedar ceiling; carpet; room for pool table etc; use as extra sleeping area/studio/den.

Loft 32' x 7' 6" open to lower floor with wood railing, carpet; stairs carpet

Interior walls have plywood and sheetrock to enable mounting items anywhere.

Bath 12' x 7'; large tile shower; sink in custom hickory cabinet with tumbled marble counter top; full mirror above sink; small upper cabinet over toilet; built in knotty hickory medicine cabinet.

Custom oak entry doors.

Security system covers shop and studio

Exterior 8' covered porch around studio

Propane water heater large capacity

A/C and heat