

## **Amenities for 59105 Lincoln St.**

**(PineappleHillRetreat.com)**

### **Property Highlights:**

- 2 acres of land
- Very private with no nearby neighbors
- Multiple vehicle parking areas
- 3 phase power and in the IID electric district
- Elevated home site with unobstructed 360 degree views to fields and mountains
- Attached 2 car garage
- 6400 sf permitted Warehouse
- 1 septic tank with new leach field
- Private Well with new 5000 gal. storage tank & newer pressure tanks
- Nearby access to Hwy 86
- Approx. 10 minutes to Jacqueline Cochran airport, HITS showgrounds and tower market for gas and food.

### **MAIN HOME**

- Custom 1968 built home with original architectural renderings by Robert Pitchford & Associates.
- Tile roof with hand painted bird stops
- New stucco
- All electric
- 4 newer glass exterior doors
- Extra attic insulation
- Italian tile floors

- Original built ins throughout the home including drawers in the bedroom closets, desks in two bedrooms and the office as well as a built in bureau in the dining room.
- Two 5 ton air conditioners
- Commercial grade (Master Cool) swamp cooler that is separately ducted
- The kitchen features original formica cabinets, custom countertops of recycled street lights and quartz, stainless steel appliances including a 5 burner cooktop, dual ovens and a Broan stove hood. Convenient pass through to the Dining room.
- Two sets of original pocket doors, (dining room and Media room)
- Potential for an additional 2 bedrooms
- Original tile in bathrooms + saloon doors on toilet stalls
- Re-surfaced Pebbletec pool
- Above ground spa

### **WAREHOUSE**

- 6400 sf and measuring 80 ft. by 80 ft., with 3 divided sections
- The center section measures 40 ft. by 80 ft. with peak ceiling height of 15 ft. 11 inches. Each of the two side sections measure 20 ft. by 80 ft.
- Two large roll up doors
- 5 regular entry doors

### **NEGOTIABLE ITEMS**

- Garden tools
- Lawn Mower
- Riding tractor/mower
- Golf Cart
- Warehouse shelving, shop tools, mobile fans, 19 ft. portable bar, 6 ft. portable bars, Airhockey game, darts, fooseball
- Home furniture; interior and exterior

