

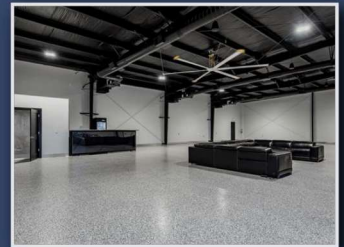


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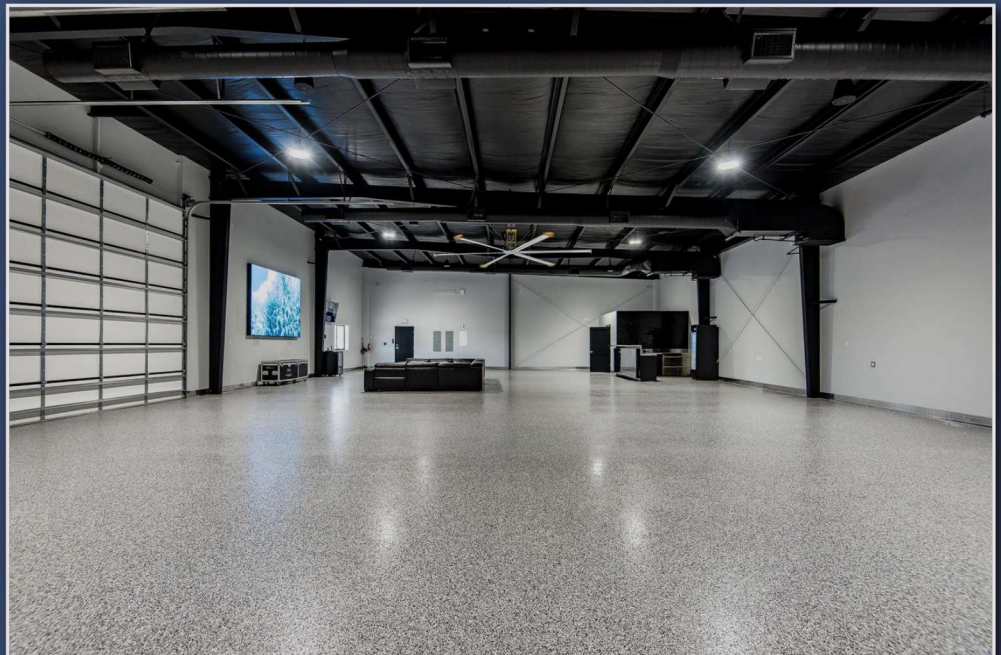
1551 E WORLD DR
Fort Mohave, Arizona 86426



\$895,000

MLS #: 016262

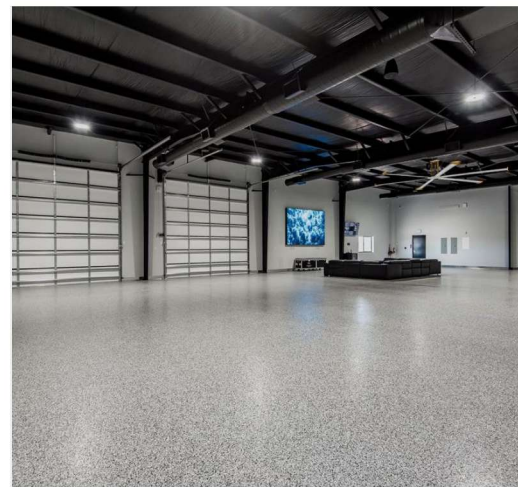
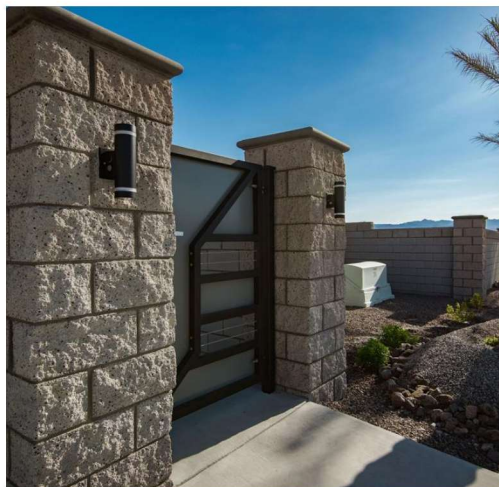
Welcome to the MEGA MANCAVE! One of the only commercially zoned available properties with a turn lane in the Fort Mohave area. Extensive curb appeal is immediately noticed. 18' Phoenix Dactylifera lining the entrance. 24x6 modernized rolling gate with a keypad entrance. 2 - 12'2 X 14'1 Black, Insulated, Commercial Ribbed Doors. 6' high block wall around the entire half acre. Pitched steel roof; for a continuation of the modern design. Completed with landscaping throughout. The interior of the mega mancave is a total wow factor. Epoxy flooring throughout with additional glitter coating. LED bar mirroring the entrance gate design, including a refrigerator, freezer, double basin sink, and stainless-steel countertops. The Mancave is fully Automated with a Crestron Automation System. It includes Sonos music distributed audio throughout the entire Man Cave. The Theater area is also equipped with a THX certified 5.2 surround sound theater system that is fully automated by the Crestron Automation System. The system also automates the main indoor lighting, as well as the RGBW accent bar lighting. There is a state-of-the-art burglar alarm, and security camera system that is viewable on the surround sound theater system, and on any mobile device. The multi zone HVAC system is also controlled via the Crestron automation system. The entire Crestron System can be controlled on any wireless mobile device from anywhere in the world. Bathroom surrounded with 24x24 elegant tile. 3 AC units to keep the entire space cool, with an additional mini split for the restroom. 16 ft Big A Fan if you need the additional temperature cool space. TWO RV hook up stations! BOAT AND RV welcome, plenty of room for both and the rest of your desert and water toys. Additional storage/entertaining space accessed from the aluminum staircase and railing that is not yet pictured. The Mega Mancave is a must see especially with the limited inventory! Owner/Broker



See the Virtual Tour! www.tourfactory.com/3173370

Equal Housing Opportunity | All Information Deemed Reliable but not Guaranteed





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VIEW
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TOUR

