

14454 Spyglass Circle - Upgrades and Special items

Extensive remodel in 2022

Kitchen

- Brand new from the studs up, luxury kitchen cabinets from renowned German manufacturer [Poggenpohl](#) in high gloss white lacquer
- Chef-kitchen quality appliances all from German manufacturer [Gaggenau](#), including 100 bottle wine cooler. Appliances are state-of-the-art and fully controllable from a simple app, including remote diagnostics. 5 year warranty on all Gaggenau appliances (start date March 2022)
- [Dacor WineStation](#), argon-gas 4 bottle wine preserver behind cabinets
- [Blanco Precis kitchen sink](#) with special Silgranit texture for non-stick surface
- Swiss-made [KWC Zoe](#) touch kitchen faucet
- Commercial grade In-Sinkerator garbage disposal with automatic reverse
- Dimmable LED under counter and recessed lighting in cabinets

Flooring

- New flooring, replaced with large format porcelain tile
- [Thermosoft heated floors](#) installed on 1st floor, with 3 Wi-Fi controllable thermostat/zones

Bathrooms

- 1st floor bathroom remodel with new cabinets, brand new “wet room” with floor to ceiling ceramic tile, walk-in shower and freestanding soaking tub
- All new fixtures from [Brizo](#)
- [Toto Automated Washlet](#) for guest and master bathrooms
- All teak cabinetry in guest bathroom

Fireplace

- New contemporary, linear [Flare DC60 fireplace](#) with remote control light and colored accent LEDs

Decks

- All decks and outdoor decking material replaced with special [MoistureShield composite decking](#) with their “Cooldeck” technology which is cooler to the touch than any other composite
- Railing for all decks replaced with ViewRail special [2205-grade stainless rod railing](#). 2205 is a much higher grade than 316/Marine-grade and is the best for corrosion resistance
- New drainage systems installed under master deck and carport deck

Security

- New multi-zone alarm system including multiple heat and smoke sensors, leak detectors and automated water heater shutoff, professionally monitored, and controlled through [alarm.com](#) app

Automatic Water Monitoring and Leak Detection

- New [Moen Flo water monitoring system](#) which can detect a leak automatically by learning normal water usage patterns, and shut off the water to the home preventing damage. Professionally monitored by Moen 24x7. Also controllable from a phone app.

New Roof with 50 year [Gold Warranty](#)

- New Roof with special Gold Warranty specification, no leak, unlimited wind warranty:
- Double layer GAF Timbertex Hip/Ridge shingles which is required for the unlimited wind warranty
- Storm Guard Ice and Water shield underlayment instead of the synthetic underlayment
- 316L Stainless steel drip edge on eaves and rakes

Whole House Rain Gutter System

- 6" K style Gutters with 4" round downspouts

New Cedar Fence (installed May 2023)

- All stainless steel hardware securing the backside of the property

Generator

- New platform built to code and brand new [Honeywell-Generac 22kw](#) whole-house generator installed. Regular service/maintained by Weeks Service Company.

Yale Assure WiFi-Keypad Controlled Lock for Front and Elevator Doors

- Can lock/unlock remotely, never need a key

House Paint

- Painted inside and outside of entire house with a fresh new color outside
- Repainted the metal railings on the floating stairs leading to the top floor inside

Hunter Douglas Automatic/Powered Shades in Living Room, Family Room, Dining Room and Front Door, and Master Bed and Bath

- New [Hunter Douglas Silhouette automated power shades](#) in all-black out liners installed in master bedroom and bath

Outdoor Furniture

- Brand new [Finch outdoor furniture](#) with all 316 SS hardware including 2 umbrellas, and firepit table plumbed to natural gas
- Commercial grade [Pit-Crafters brand](#), natural gas grill completely refurbished, includes special, patented infra-red grill element.

Indoor Furniture

- All new furniture in the living room and family room from French contemporary luxury brand [Roche Bobois](#). Includes a unique [motorized bar](#).

Overall Design of the Automated Smart Home at 14454 Spyglass Circle

Simple for anyone-to-use full-home automation either happens by program (e.g. lighting scenes throughout the house 15 minutes before sunset), through smartphone control which can be done from anywhere in the world, or through Alexa devices which are in each room of the house, using the most natural of interfaces, a person's voice.

For 2nd home owners, this is peace of mind and control unlike any other home.

Automation so unique it was [featured in a local magazine](#).

Previous owner will provide initial training and demonstration of all automation at no charge post-close

Internet/Network Components

Since the home is completely automated, both when at home or from anywhere in the world, constant Internet is important. The house features redundant, battery backed up Internet service.

- Comcast *and* AT&T Internet service plugged into a dual router, which automatically switches over if either one goes down
- 4 Mesh WiFi devices delivers wireless speed between 250-500 MBPS anywhere in the house, including outside on the decks and ground level
- Special networking device called "Fing" (fing.io) provides:
 - Geo-fencing around the house, providing information when someone that has previously connected to the network returns or leaves (to enable automations to run upon a person's arrival/departure)
 - Wireless speed testing from anywhere in the house, you can literally walk the house with your phone and determine the speed/signal strength.
 - Internet company monitoring, including automated tweets to the provider's account if there is an outage (i.e. Comcast/AT&T)
 - Provides a monthly report of Internet provider performance including outages (great for billing adjustments with vendors)
 - Status of all devices which have ever connected to the network including all network details, with the ability to see overall Internet usage by user or device
 - Smartphone and/or desktop notifications, e.g.
 - If any selected devices goes offline or comes back online
 - If a new device attempts to connect to the network allowing you to accept or block
 - If there is an Internet outage

Security and Safety

- Whole house, battery-backed-up, monitored alarm system including heat and smoke and power loss, including email notification for any activation/deactivation
- 360° coverage of outside and underneath house with Ring motion-controlled, floodlight and doorbell cameras
 - Push notifications when motion is detected
 - Able to talk directly over the devices from smartphone from any location, to answer doorbell, alert intruders you are watching etc
- 5 way motion detectors which turn all underneath outside lights on when anyone approaches from any angle between 30 minutes before sunset and 30 minutes after sunrise (adjusts throughout the year automatically)
- Online video cameras with cloud storage which automatically turn off when primary occupants are home and on when they leave; smartphone notifications for any movement in the house or noise detected
- Motion detectors inside the house which trigger dim lighting along the path they are walking, e.g. Down the stairs, down the hallway
- All closets and pantry, laundry room with motion-detected lighting (never fumble for a switch in the dark again)
- Water heater leak detector monitoring, both by the monitored security system and the automation system which sends out text messages and notifications if there is a leak, automatically shutting off the water to prevent damage
- Yale Assure Wi-Fi connected, combination locks. Allows for remote monitoring, automatic locking for increased security and remote locking/unlocking

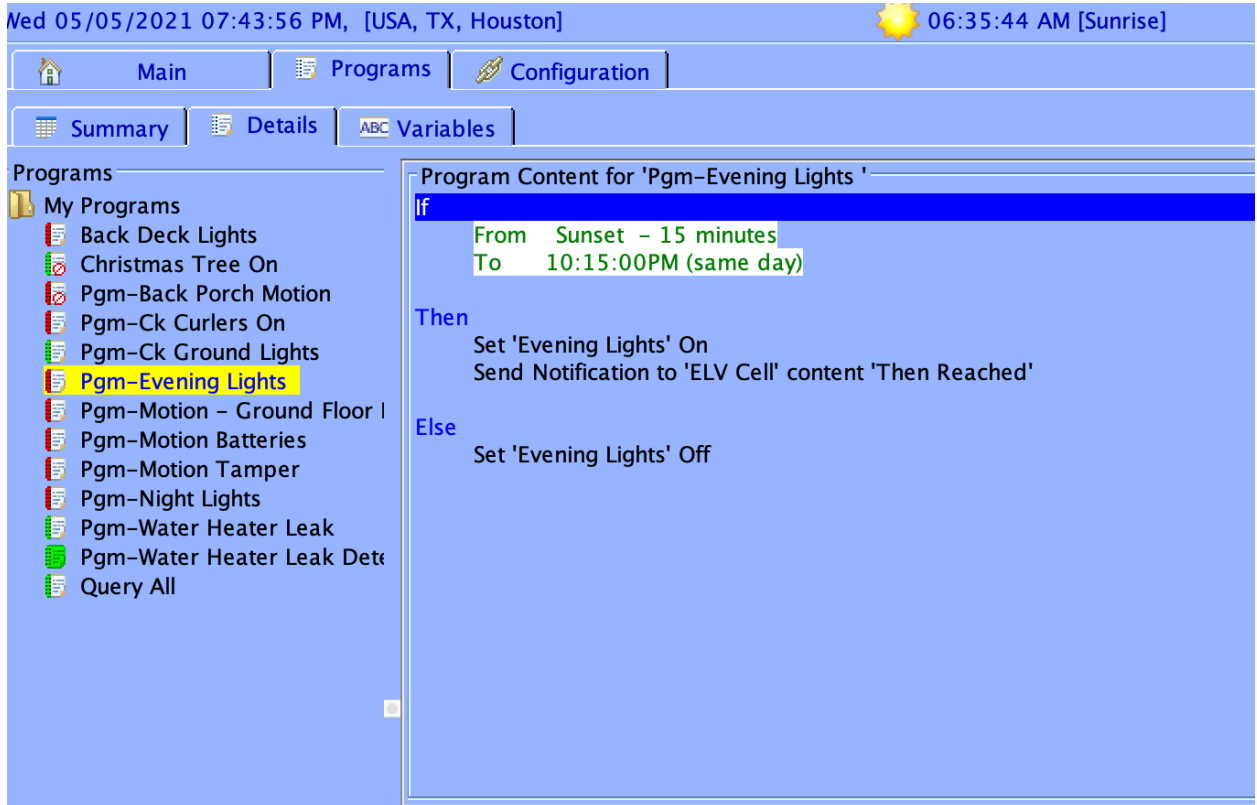
Audio/Video

- 15 zones for many sources of music, including radio, SiriusXM, Pandora, Spotify, Amazon Music, local music libraries and 20+ more sources
 - Same music can play on all zones in sync, or different music can play on each zone, or on a group of zones
 - Zones include full coverage inside in each room and outside in the front, back, pool and patio areas
- Automatic music settings, e.g. morning news M-F, soft jazz at the dinner hour for selected zones
- Integrated video options with the exact same Apple TV interface across all TVs in the home, same remote, same programs, menu etc., all using Internet streaming. Access to the same programming on the go from any smartphone or tablet device
- Video sound can be played on any of the 15 zones in the house (great for e.g. turning a game on where audio can be sent anywhere on the property)

Lighting

- Very simple-to-manage, smart, dimmable, programmable and automated switches throughout the house

- Lights turn on and off throughout the house, according to the sunset and for a period of time, at different brightness-levels automatically
- In the last 7 years, no one has activated lights anywhere; it's all automatic. If we need another one on, we just ask Alexa and specify the brightness level (*Note: screenshots below are just the behind the scenes setup, users never see this or use it*)



- Programs that do everything from handle special outside and inside Christmas light schedules, to ensuring outside lights aren't turned on in the day, and if they are, turning them off

The screenshot displays a smart home control interface for a scene named "Evening Lights" (ID: 19713 - Managed Scene). On the left is a sidebar with a tree view of various devices and scenes, including "Elevator On", "Evening Lights", "Art Light", "China Cabinet", "Denise's Mini Remote - A", "Dining Room Load", "Dining Walkway", "Eric's Mini Remote - A", "Family Room Lamp", "Family Room Light", "Fireplace Nook", "Guest Bedroom", "Kitchen", "Living Room Light", "Master Bedroom Light", "Half Bath", "Half Bath Light", "Motion Half Bath.1 Motion", "Hallway", "Dining Walkway", "Hallway Load", "Motion Hallway.1 Motion", "Laundry Room On", "Laundry Room", "Motion Laundry Rm.1 Motion", "Main Floor Puck Lights", "Main Floor Puck Line", "Main Floor Puck Load", "Night Lights", "Fireplace Nook", "Sink", "Scene - Carport Lights", "Carport Line", "Carport Load", "Scene - Ground Floor Lights", "Carport Load", and "Ground Floor Elevator Switch".

The main area shows a table of responders for the "Evening Lights" scene:

Device	Action	Status	Folder
Fireplace Nook	33% in 2.0 seconds	Off	
Guest Bedroom	60% in 2.0 seconds	Off	
Living Room Light	45% in 2.0 seconds	Off	
Kitchen	45% in 2.0 seconds	Off	
Master Bedroom Light	45% in 2.0 seconds	Off	
Family Room Lamp	70% in 2.0 seconds	Off	
Family Room Light	45% in 2.0 seconds	Off	
Dining Walkway	30% in 2.0 seconds	Off	
Dining Room Load	40% in 2.0 seconds	Off	

Below the table, there are controls for the "Fireplace Nook" responder, including an "Update" button, a dropdown menu set to "Insteon", and sliders for "On Level" (set to 33%) and "Ramp Rate" (set to 2.0 seconds). At the bottom, there are buttons for "Evening Lights" scene control: "On", "Off", "Fast Off", "Fast On", "Brighten", "Dim", "Fade Up", "Fade Down", and "Fade Stop".

- Deck and stair lighting which detects motion, and if triggered, turns on other outside lights for safety

Heating/AC

- Nest thermostats throughout the home, which learn patterns and automatically adjusts to people in the house, motion and manual settings
- Fully controlled via smartphone to enable changes from anywhere in the world