

Special Features in our Home

- Smart Home Features
 - Smart home control center - Remotes/Panels/Phone app
 - Dedicated High End Home Theater Room (\$150k+ investment) - Dolby Atmos 9.5.4
 - Projector: JVC RS3000
 - Screen: Stewart Film StudioTek 130 G4 169" 16:9
 - Processor: AudioControl Maestro X9
 - Amps: 3 x AudioControl Pantages G4
 - Speakers: Totem Acoustic in-wall speakers (Tribe IW Architectural LCR + IW6 (x6) surround + IC64 (x4) atmos + IW Double 8 (x4) subs). Additional sub: SpeakerCraft XTEQi-12
 - Voltage Regulator
 - Remote-controlled power strip
 - Dedicated Dolby Atmos 5.1.2 in Living Room
 - AVR: Integra DRX-5.4
 - Speakers: Totem Acoustic (Tribe Trio Solution Bar + Tribe IC82 (x2) + Tribe IC62 (x2) + Tribe Solution Sub Dual 8
 - Network
 - Almost all rooms multi-wired for internet
 - 10 Gb home network
 - 48-port switch
 - 48-port switch with PoE
 - Battery Backup
 - Remote-controlled power strip
 - 3-channel Audio Distribution System through many rooms in the house, including back patio
 - And more...
 - LED Lights throughout the home
 - Motorized blind on all windows and outside doors (except front door)
 - 8 x Exterior 4K CCTV Cameras with Night Vision
 - Camera door bell
- Dedicated Home Gym
- Dedicated Game Room with Full Bar
 - Digital Movie Board x 2
 - Game station with 10k classic games from Digital Movie Board
 - Double Wine/Drink Cooler (undercounter)
 - Full wet bar
 - Shuffle Board
- Very large (~1,100 SqFt) covered back patio with fully equipped outdoor kitchen
- High-end home generator (48 Kw) with 9-year pre-paid maintenance
- Whole home water purification system with pre-paid maintenance
- Chef kitchen with high-end Thermador appliances
 - Integrated Freezer (24") and Fridge (30") Columns
 - Double Oven with Warming Drawer
 - Microwave Oven
 - Dish Washer
 - Wine Cooler (undercounter)

Not included in sale, but negotiable:

- Kaleidescape Terra 72TB Server + Strato S Player/Server + Strato C Player
- Zappiti Signature
- Sony PS5
- Sony PS4
- NAS Synology DS1821Plus with 8 x 16TB Drives
- Streaming Devices (Roku - nVidia Shield - Apple TV)
- Any TV (other than the Digital Movie Boards in the Game Room mentioned above) and associated sound bars/speakers

Any piece of furniture is also negotiable (except personal items, physical or digital)

Optional =

- Can-Am Commander + Trailer
- EGO zero-turn lawn mower