



TECHNOLOGY

Distributed Audio System

- Whole-Home Audio: Every room features Stealth Acoustics 8" invisible speakers, delivering high-fidelity sound without compromising aesthetics.
- Living Room: A Denon 7.1 surround sound system creates an immersive home theater experience.
- Primary Bedroom: Equipped with a Denon 5.1 surround sound system for elevated in-room audio.
- Workshop/Shop: High-performance 8" in-ceiling speakers provide quality sound throughout the workspace.
- Outdoor Living Area: Outdoor zones feature 8" in-ceiling speakers for relaxing or entertaining outside.
- Landscape Audio: A custom James Loudspeaker system includes multiple weather-resistant loudspeakers and in-ground subwoofers for expansive, high-quality outdoor sound.

Whole-Home Video & Control

- Control System: Fully integrated Control4 system offers centralized control for audio, video, lighting, and more.
- Video Distribution: A high-end video matrix allows any video source to be shared across the home or tailored for each room.
- User Interfaces: Control the system with wall-mounted touchscreens, handheld remotes, and the intuitive Control4 mobile app.
- Dedicated Streaming Devices: Includes Roku Ultras and Apple TVs strategically located for instant access to your favorite content.

Smart Lighting

- Centralized Lighting System: Control4 centralized lighting system with fully customizable 6-button keypads in every room (excluding guest rooms).
- Scenes & Schedules: Pre-set lighting scenes and automated schedules provide convenience and ambiance.
- Multiple Control Options: Control lighting with keypads, touchscreens, handheld remotes, or the Control4 app from anywhere in the home or remotely.

Robust Networking & WiFi

- High-Speed Internet: Brightspeed fiber internet connection with speeds up to 1Gbps.
- Professional Network Hardware: Powered by an Araknis router and managed switches for reliable, high-performance networking.
- WiFi Coverage: RUCKUS WiFi access points ensure strong, fast, and consistent wireless coverage throughout the home and shop.

Centralized Equipment Rack

- Control4 processor for system automation
- Control4 video matrix for seamless source sharing
- Control4 audio matrix & multizone amplifiers
- Crown 70v amplifier for landscape audio zones
- Araknis router & managed network switches to ensure stable, high-speed connectivity

PREMIUM MATERIALS & FINISHES

Countertops & Surfaces

All countertops throughout the home — including the kitchen, bathrooms, bar, pantry, mudroom drop zone, outdoor living area, and even the master bedroom fireplace and shower — are crafted from luxurious quartzite stone, sourced from ATS in Austin.

Custom Wine Wall

- 100% custom VintageView Cable Wine System
- Capacity for 184 bottles
- Dimensions: 23 ft x 2 ft x 4 ft

Fireplaces

- 60" DaVinci linear gas fireplace in the great room
- 48" DaVinci linear gas fireplace in the primary bedroom
- Wood-burning fireplace on back patio
- All fireplaces topped with custom chimney caps crafted by Tin Knockers

Engineered Hardwood Flooring

- DuChâteau Tonale-Varacio Collection engineered hardwood flooring throughout.

Doors & Windows

- Custom-fabricated steel entry doors with high-performance insulating glass for energy efficiency and UV protection.
- Oversized steel windows in the great room with matching premium glass.
 - Same high-quality Lincoln Windows installed throughout the rest of the home.
- Fabricated by: Presidio Steel Doors and Windows, Austin, TX.
- Supplied by: Centex Sash and Door, LP, Cedar Park, TX.
- Hunter Douglas automated silhouette and blackout blinds installed in all bedrooms for optimal comfort and privacy.

Insulation

- Full open-cell spray foam insulation, exceeding traditional energy efficiency standards.

FIXTURES & APPLIANCES

HVAC + Scenting System

- Whole-home HVAC system includes integrated Aroma360 scent diffusion for both heating and cooling systems.

Kohler 38kW Whole-Home Generator

- (2) 200 AMP automated transfer switches
 - Protects homeowners during inclement weather. The system will keep power going to the pool and house, ensuring equipment is able to run, the home can stay heated/cooled, and refrigerators can cool. Within seconds of power loss, the system automatically evaluates the need and will take over. The system will shut down when it is no longer needed.
- Liquid cooled, allowing it to be substantially quieter than typical generators.
- Runs a weekly maintenance cycle, ensuring it's always ready when needed. Generator features an app for your mobile device to monitor its status and receive alerts.
- (3) Load-shedding systems for furnaces and solar
- (2) Whole-house surge protectors

Solar & Power Management

- 60-panel solar array (fully owned) with automatic generator integration and mobile monitoring.
- Upgraded 400 AMP incoming power (standard is 200 AMP).
- 1,000-gallon underground propane tank (owned). Remote monitoring, ensuring it's topped off as needed, and is also able to heat water in the house for many days on end.

Pentair Water Softener

- Owned

Luxury Kitchen & Bathroom Selections

- All appliances are top-of-the-line Wolf and Sub-Zero, with a 5-year warranty from September 2021.
- Key models include:
 - Wolf 48" Dual Fuel Range with Griddle
 - Convection Steam Oven, Warming Drawer, Custom Hood Insert with Internal Blower
 - Scotsman Nugget Ice Machine
 - Miele Dishwasher
 - Sub-Zero Refrigerator and Freezer Columns
 - Sub-Zero Integrated Wine Storage for up to 146 bottles
 - Frigidaire 33" Upright Freezer with Ice Maker
- Kohler fixtures (with the exception of outside sink/faucet, bar sink/faucet)
 - Valves have a lifetime warranty
- All toilets are Toto Bidets

A complete list of models and serial numbers can be provided upon request.

* Furnishings (negotiable with sale) *

- Interior furnishings from Tommy Bahama, Arhaus, and Restoration Hardware
- Outdoor furnishings include Tommy Bahama pieces and outdoor rugs