

## Renovation Overview

### **Purpose Built/Renovated**

The location of this home was chosen because of its proximity to the town center amenities, its resort like feeling, and the security of a gated well maintained property, which when combined with the year round events held by the towns of Carefree / Cave Creek, make it an ideal location for a 2<sup>nd</sup> home.

The townhome is situated in a premiere location within the Montacino community complex. It is a corner unit with East, West and South exposures at the end of the complex, with a very private entrance and side yard. Garage access is not limited as it spills out directly onto a quiet landscaped courtyard. There are only 2 townhomes in this particular building and there are no units above. It is the penthouse of Montacino.

All renovations were designed and completed by a professional interior designer and licensed contractors, with all required permits in place. The renovation objective was to create a 5 star resort experience for special quests of the owner, a home that anyone could walk into for the first time and be comfortable with its use. To accomplish that the practices of the hotel/resort industry were utilized, including extensive documentation in the form of guest user manuals. Functionality is simplified so that everything the home has to offer can be easily used by anyone.

Using technology the home is set up to be managed remotely to reduce the cost of ownership and maintenance, and be worry free when not occupied. The result is the perfect vacation home that can be immediately used.

**Audio Video Entertainment Systems** - The audio video system includes built in speakers & volume controls throughout, multiple music and video sources including satellite radio and an iPhone dock for guests to play their own music, large format HD televisions in most rooms that double as full computer monitors, a state of the art control system, and equipment that is installed in a central location.

**Network & IT (Computer) System** - The home has extensive network wiring, commercial grade wireless network, a complete office set up with a performance PC & wireless printer, distributed desktop to the HD televisions, and separate log-ins / access for guests and owners. The system is also remotely accessible through a firewall protected portal.

**Power Protection & Control System** - There is a commercial grade Uninterruptable Power Supply and multiple power distribution units that can be remotely turned on or off allowing remote control of most devices in the home. The power conditioning equipment is neatly installed on a distribution rack tucked away in the garage.

**Security / Smart Home Automation System** - Interactive Security provides real-time notifications by text or email to know what's happening at the home. Interactive Door Control eliminates the need for physical keys and allows the owner to control door access remotely. Interactive Energy Management will optimize the homes climate and energy costs and through the smart thermostat allows remote control. Water Leak Protection will automatically shut off the main water supply to the home and alert the owner. Security lighting lamp modules can be programmed through the security automation system. The security and the home automation systems can be controlled remotely from any computer connected to the internet, iPhone, iPad, Android, Blackberry or Windows Phone.

**Lighting Automation System** - Sensors turn the lights on as you enter a room and save energy by turning the lights off when the room is empty. Control for Convenience - switches can be programmed to create and save the perfect atmosphere for different activities. Master keypads allow easy single pushbutton control to turn on select interior lights throughout the home at a preset dim level, turn on all the interior lights for cleaning, turn off all lights and fans in the home when exiting, and turn on or off the landscape and exterior living space lighting. Wireless remote controls can be programmed to perform any lighting function desired. Interactive Remote Control lets you control and monitor the homes lighting system from your mobile device at home or while away.

**Exterior Camera System** – Six Netgear Arlo Pro 2 1080p HD weather resistant wireless cameras let you see the patio, walkway, entry and garden in brilliant detail. Cameras can be accessed via the internet, smartphone or tablet. Each camera has configurable motion and sound detection, 2-way audio, night vision and optional 7x24 continuous video recording.

The Ring video doorbell provides instant alerts to your smartphone or Windows 10 device when visitors press your doorbell or trigger the built-in customizable motion sensors. You can see, hear and speak to anyone at your door from your smartphone, tablet or PC. With real-time crime and safety alerts from your neighbors, law enforcement and the Ring team, the Neighbors App (the new neighborhood watch) proactively keeps you in the know.

**Renovation and Upgrades** – Renovations and upgrades are extensive and well documented. They include substantial plumbing, electrical and mechanical changes, and upgrades. The traditional home was transformed into an energy efficient modern home.

Lighting fixtures and fans were replaced throughout the home with handmade works of art, 95% of which is energy saving long lasting LED. Ceiling, wall, floor and table lighting was added where none existed before.

New travertine and walnut hand-scraped flooring replaced any carpeting that existed for a luxurious look and easier care. Bare concrete was epoxy coated in the garage and coated on the patio.

Doors were altered and added where needed and window coverings replaced with Oil Rubbed Bronze Shutters and motorized concealed blackout blinds. Select windows are treated with architectural leaded art glass by renowned artist Chris Powers. Each piece was custom designed and overlaid on top of the existing glass.

For a brighter more open staircase an arched compound curved window was cut into the staircase and adorned with leaded art glass and a functional sculpture that flows into the front foyer. A custom made stainless and maple hand rail and railing, and deco tile and hardwood floors were installed on the staircase.

Existing cabinets were upgraded and new custom cabinets were installed in all of the closets, laundry room, great room and portions of the kitchen. Counter tops in the dining room, kitchen, laundry room and great room were replaced with luxurious granite.

New contemporary pushbutton controlled fireplaces were installed in the great room and the master bath. A feature wall of black honed granite was built to house the fire place in the great room, and a permanent fire pit was installed on the patio for evening entertaining.

Kitchen plumbing fixtures were replaced, new stainless Wolf & Miele appliances installed, countertops and backsplashes replaced, and a water treatment system installed.

Bathrooms were completely upgraded with new plumbing fixtures, vanity and dressing mirrors, lighting, and tile work. New contemporary towel bars, paper dispensers and accessories were also installed and vanity tops reworked.

The garage was insulated and air conditioned. Stainless cabinetry and pegboard is installed throughout. Custom stainless doors and storage shelves together with stainless workbenches, stainless tool boxes, extensive electrical and lighting additions and an epoxy floor make the perfect garage workshop.

The entire interior of the home has been repainted and the exterior repainted in the summer of 2014. The home has also been sealed to prevent possible entry of desert inhabitants.

The outdoor living space has been maximized. With HOA approval the common area along the walkway was transformed into an outdoor living area complete with stone benches, lighting sculptures, a landscape lighting system and extensive desert landscaping. The patio was transformed into the ultimate outdoor entertainment space with the addition of a fire pit, outdoor speakers, landscape lighting and a spectacular container garden of unique handmade pots, desert landscaping, cooking appliances and designer furniture.

**Furniture** - The furnishings were selected by a professional interior designer who made careful measures of the space to ensure a perfect fit. The furnishings are contemporary in style, high quality, durable, comfortable and chosen to combine the best of form and function. They include custom and made to order pieces with the finishes, fabrics and coverings handpicked by the interior designer.

**Guest Amenities** – This home was designed and renovated with guests in mind and wouldn't be complete without including bath robes, slippers, umbrellas, alarm clock, iron and hanging ironing board in each bedroom. There is a welcome manual (in hotel fashion) and user manuals in every room. USB charger plugs are at every bedside and cabinets are stocked with toiletries and beauty products in the event a guest forgets something at home. Guests can connect to either of the two WIFI points, use the computer terminal and printer in the office, or use one of the TV sets that are dual purposed as computer monitors.

**Documentation** – The owner and renovator of this home is an engineer and project manager who understands the importance of “simplification” and good “documentation”. Documentation, as-built drawings, and owners manuals began at the start of the renovation and when completed would facilitate ease of use, reduced cost of ownership and a home with technology that could be serviced if needed by anyone.