

211 Costa Bella Drive Room Features as of 3/13/20

Everything in this home can be controlled and monitored via the 24 Automation touch screens & phones throughout the house & property as well as remotely via computer or phone app, including: whole home audio/video, audio and video intercom, lighting (internal, external and landscape), security, thermostats, doorbells, cameras, pool and hot tub, boat dock, fireplaces, sprinkler irrigation system, garage doors, etc.

Foyer

Solid cherry front door with custom stained glass
Marble entry with inlay tile detail
Curved stone stairs to upper level with custom railings
Window shades behind piano
Lighted art niche at door
Built-in home audio speakers
Ceiling dome with LED lighting
Front porch security camera
Audio and Video doorbell system (can answer from any touch panel)
Outdoor speakers on both sides of front porch
Automation touch panels in foyer and between formal living/dining at patio
Every ceiling in every room is unique and different
Central Vac outlets in every room

Wet Bar

Custom cabinetry with lots of pullouts
Granite counters with Stone Columns
Vestibule ceiling & floor detail
LED lighting
Dishwasher, Fridge, Ice Maker, Sink
Door to Patio
Built-in home audio speakers
Coat closet (recessed panel is Lutron scene lighting controls)

Kitchen

Demo Large Automation Touch panel at Kitchen
*** simplest demo just touch screen to wake it, then touch weather icon (home button returns)
Arched window view to front yard and Koi pond (stone columns)
Custom birds-eye maple cabinetry
LED lighting above & under cabinets, in ceiling
Power strips hidden under upper cabinets
Soft close drawer glides, lots of pull-outs & inserts
Lighted China cabinet by pantry
Lazy susan lower corner cabinet
Extra thick granite counter tops
Ceiling detail
Built-in ceiling speakers throughout the house - individual zones
2 Bosch dishwashers (very quiet)
2 sinks with disposals

Large cook top - demo the lighted Catura downdraft (vents to golf cart path)
Double Oven
Warming drawer below microwave
Large built-in fridge with stained glass above
Pull out fridge and freezer drawers under fridge (2 each)
2 additional pull out fridge drawers under the curved island bar area
Pull out double trash can drawer (another trash pullout under main sink)
New appliances from 2017
Large pantry
VOIP phones - wall by pantry & handheld

Breakfast Room

Automation Touch panels at patio door and kitchen
Everything in house can also be remotely controlled by your phone
Lutron "scene lighting" keypads throughout house

Family Room

Curved wood floors - Brazilian Cherry
9" Solid Cherry Baseboards, lots of inlays
Solid Cherry Window Casings
All lower windows can be opened
Extra wide solid Cherry Stairway to upstairs
All thermostats (5) are WiFi & automated
Stone stairway down to Wine Cellar and Lower Level
Cabinet hides TV & audio equipment (doors open and slide in)
5.1 Surround sound (motorized ceiling speakers near breakfast/kitchen area deploy when on)
Lighted art niche at top of cabinet
Fireplace with stained glass above
Gas log fireplaces are all controlled by wall button and automation system
Plugs at upper windows for automated drapes if wanted

Media Room

All doors in the house are solid cherry
110" screen, 4K projector, 7.1 surround
Custom cabinetry with pullouts
Racked equipment with remote venting/cooling duct system
DirecTV, Apple TV, DVD, etc.
Handheld Crestron remote – controls media, lights, intercom, etc.
Custom ceiling with LED lighting
Lutron Graphic-eye Lighting Control

Craft/Hobby Room

Stained Glass doors
Lots of cabinets
Automation Touch panel
In-ceiling speakers (whole home audio)
French doors to BBQ Center

Sauna Bath

Has a sauna shower

Mail Drop (hallway to garage)

Automation Touch panel just inside garage door

Security System Keypad (Alarm.com app can easily assign personal codes)

USB Power Port plugs

Custom cabinets with granite, pull out trash can

LED counter lighting

Coat closet

Utility/Laundry

Custom cabinets with pullouts

Storage closet

Fridge is very convenient

WiFi Washer & Dryer (plumbed for both gas & electric)

Phone is also Automation Touch panel

Alexa Echo Dot

Garage

Floor was just done a month ago

Ceiling fans and mounted high capacity fans

TONS of Built-in Cabinets

Central Vacuum System (whole house) with Garage outlet (cars)

Water Softener System

Invisible dog fence system covers entire property boundary

2 Attic Pull-down Stairs

Workshop Area with custom cabinets, sink, granite counters

WiFi Garage Door Openers

Tankless Water Heaters (3) with hot water circulating system

110V and 200V plugs

Easy access to Breaker Box panels

All soffits on exterior roofline have switched outlets for Christmas lights

Wall mounted phone touch screen can control automation (and intercom)

Formal Living Room

Custom "drop" ceiling with LED lighting above

Gas log fireplaces all controlled by automation system

Large French doors to Patio

Solid Cherry Window Casings

All lower windows can be opened

Plugs at upper windows for automated drapes if wanted

Built-in home audio speakers

Formal Dining Room

Custom curved doors with stained glass

Custom Brazilian Cherry wood floors with Inlay

Large French doors to Patio

Dining Room has a great view
Custom Ceiling
Automation Touch panel
Built-in home audio speakers
Great overflow area for family events, formal dinners usually private chef events

Study

Custom solid cherry cabinetry, walls, ceiling, shutters, curved stairs
Cherry wood floors with custom inlays
"Secret Room" with large fireproof safe, printer, storage, etc.
Automation Touch panel at desk
LED task lighting at desk
Built-in home audio speakers
Stained glass above in 2 places
Upper level is library/sitting room off master bedroom

Guest Hallway

Custom barrel ceiling with art niches along walls
All WiFi thermostats controlled by automation system
Powder bath
French doors to Patio from Guest Bedroom vestibule entry area

Bedroom 5 - Guest Bedroom

Large closet, private bath
Phone touch panel also controls home automation system & Intercom

Bedroom 4 - Guest Suite

Custom ceiling in sitting area
Phone touch panel also controls home automation system & Intercom
Large bath suite & walk in closet
Soaking tub and separate shower

Catwalk

Great view - looks great with Christmas Garland
Notice master bedroom entry vestibule area

Master Bedroom

Stained glass wall with stone columns - orients bed toward the view
Large private patio
Ceiling has LED lighting
Home Automation Touch panel bedside (and phone touch panel)
Ceiling speakers
TV in Armoire - can use audio headphones if you want
See-through Gas Fireplace controlled by automation system

Library

See through fireplace from master bedroom
Curved staircase down to study

Stained glass accents

Ceiling was done by one very talented woodworking artist – took him 3 months to complete

Master Bar

Sink fridge, etc. (microwave in upper cabinet)

Window bench sitting area with stone columns (windows can open)

Home Automation Touch panel

Master Closet

Custom cabinets and shelving

Large center Island

40 large drawers, 32 glass-front shelves

LED lighting on counter and all clothes shelves (ceiling Can lights are also LED)

Stackable washer/Dryer connections in back left corner (we don't use them)

Ceiling speakers

Master Bathroom

Tankless hot water system - so you can fill the entire tub as hot as you want

LED ceiling lighting

Ceiling speakers, TV inside cabinet

Alexa Dot allows voice control (ask weather, play music, practice spanish, etc. in morning)

Custom cabinetry with his and hers vanities

Great view

Sitting/Billiard/Game Room

Custom cabinetry with pullouts

Sink, fridge, microwave

Custom ceiling (with speakers)

Gas Fireplace controlled by automation system

Flat Panel TV & whole home audio

Covered patio

Shared bathroom with Bedroom 2

Bedroom 2

Full bathroom and walk in closet

Romeo balcony

Phone touch panel controls automation (also intercom, etc.)

Bedroom 3

Private patio

Full bathroom and walk in closet

Large walk in storage closet (to the right of the doors to outside patio)

Home Automation Equipment Room (another door just inside the walk in storage closet on right)

Phone touch panel controls automation (also intercom, etc.)

Grill Area/BBQ Center

DCS grill is 3 years old and awesome - has Rotisserie

Pizza oven is plumbed to house Gas supply (propane)

Speakers and view are great
Sink and plenty of counter space
Shade wall behind grill - for grilling in the evening as sun is setting in the west
Great speakers for music

Covered Terrace - Outdoor Living & Dining

Fireplace is manual light because of wind - easy
Lots of speakers & fans

Pool & Hot Tub

Diving (lower) pool is 11' deep.
Upper pool is 3' x 5' (middle) x 3' deep.
Upper pool negative edge "spillway" to lower pool
All new variable speed pumps
Pool & Hot tub heater is new
Copper "urns" create spillway effect – they have "fire feature" also
All controlled by Home Automation system (or your phone)
We are going to replaster the lower pool and install new lighting

Pool Covered Terrace

Speakers in ceiling, on wall for pool, at pool shade arbor - individual zones
65" OLED TV has Sonos sound bar (Alexa enabled)
*** TV sound is part of whole home audio (can play the TV sound on all speakers)
New ice maker
Sink with disposal
Under-counter fridge
Cabinetry (microwave inside cabinets) and custom tile counters
Home Automation Touch panel - uses pin code, also works as video intercom
Security cameras at pool, cabana, main back patio

Wine Cellar

Dedicated AC system with its own temp control
Custom stone ceiling
Wall mounted speakers - individual zone
Solid cherry doors - to stairs and to pool cabana
Solid cherry cabinetry with sink and granite counter tops
Automated keypad deadbolt - for easy access from pool cabana
*** Automatically locks after 30 seconds
Phone touch panel also controls home automation system

Pool Bath

Heated and Cooled by Gym/Storage AC system
Hallway freezer

Gym

Cork flooring
Vanity and sink
Storage closet with AC system

65" TV system

Excellent strong WiFi (mesh network repeaters everywhere)

Home Automation Touch panel (they all work as video intercoms too)

Handheld VOIP phone

Storage Room

Lots of storage room - Floor drain (for dehumidifier if you want to use it)

Custom "barn doors"

Pool Arbor Patio

Strong WiFi everywhere all the way beyond boat dock

Fire Pit & Cold Tub

Big blue tank is a filtered, pressurized pump system for lake water (irrigation)

Cold tub water is controlled as a sprinkler zone (WiFi control from phone)

*** Valve to drain tub or let it fill up

*** Spillover water creates a waterfall alongside steps down to lake

Strong WiFi everywhere all the way beyond boat dock

Boat Dock

Hydrohoise boat lift

Home Automation Touch panel also works as video intercom (uses pin code)

*** All can be controlled via phone (in your boat) or touch panels

Storage closet with fridge, Sonos audio, breaker box, vacuum system, pressure washer, Hose bib

Sink and counter with running water (lake water pump under the dock)

Flat panel TV and Sonos audio system with 4 speakers in dock corners

Security cameras

Attic storage with pull-down stairs

Self-adjusting dock system with metal stairs & hand rails

Flood lights on all 4 corners of dock

Strong WiFi everywhere

Property continues 150' past the last survey marker at the cove (on the left side looking at lake)

There are 150' more of stairs currently underwater

Can fit up to 28' boat (current boat is 26')

The community marina has 50' slips for larger boats