

2618 Manhattan Avenue Owner Upgrades

- With the control 4 system, we added speakers to every room in the house. All have their own zones, so you can turn them on and off, and even play different playlists in separate zones at the same time. These can be controlled by the Ipads in the house or by downloading the Control 4 App on any Smartphone.
- Control 4 Home Automation system – this controls my AV system including TV's, music/speaker system, cameras, HVAC thermostats & security system.
- 3 x built-in IPADs for the home automation system.
- Sonos Speaker system throughout the house, can all be controlled via Control 4 System
- FloLogic system – internet controlled water valve. This is great for people that travel a lot or use this as a second home. This system gives you the ability to turn on and off the main water coming into the house using a phone app. It also has an automatic shut off that if it sees water running constantly for more than an hour, it will automatically shut the valve off preventing any floods. This can be set with many parameters like home and away to ensure you don't have water shutting off during a shower etc. It can be customized and it bypasses the fire sprinkler system and outdoor garden sprinkler system so those aren't affected.
- Garage door internet router which allows you to open and close the garage remotely. (good for letting people in when you aren't home)
- 6 outdoor cameras with DVR recording
- All main rooms connected to AV Room using Cat 5 & Coax cabling
- Hardwired Ring Video Doorbell
- YALE keyless door locks, so no keys are used and gives you the ability to change codes if you change cleaning people or to maximize safety
- Golf Cart parking with charging station outlet
- We replaced the BBQ, along with the countertops and cabinets on the rooftop deck during the summer of 2020. All of that is brand new, and all are now on rolling casters so they can be moved around so you can clean under them more easily.
- The deck on the roof was redone in 2019 with a material that doesn't get as hot. Titan had just painted it which got very hot on your feet when you would go up on the deck. The new material not only fixed that, but also will lengthen the life of the waterproofing.
- We added a glass wall in place of a wood wall to the front of the deck on the 4th floor, giving you the ability to see the whitewater views while sitting on the couches or dining tables on the deck. (with the wood wall, you would have to stand up to see the water)
- We tiled around the fireplace in the living room
- We tiled the walls in two of the third floor bathrooms.
- We wall papered the powder rooms on the 3rd and 4th floors, and the wine room
- We added a large Mirror to the back of one of the 3rd floor bedroom Doors
- We added shelving to the bar area in the 4th floor roof room and to the 3rd floor laundry room
- We added the wine racks in the wine room.
- We changed out all of the bathroom fixtures in all of the full bathrooms in the house (not the powder rooms)

- We changed out the cabinet knobs in the master bath
- We changed out all of the light fixtures in the kitchen, dining, master bath.
- We changed out all of the exterior light fixtures
- We added light timers to 7 outside areas
- We added chandeliers in the living room & master bedroom
- We added carpet & sound proofing to the first floor music studio/gym.
- We fully remodeled the downstairs apartment in Summer 2020:
- Added an interior door that locks from the house side of the door, so the house can be locked off from the apartment.
- We removed the walls in the bathroom to make one large room in lieu of three small rooms (it had a water closet, countertop area & shower all separated)
- We put in all new cabinets & countertops, light fixtures in the kitchen and bathroom
- We replaced the barn doors with standard doors giving more privacy in the bathroom and front bedroom
- We upgraded all appliances and added a dishwasher & full sized refrigerator.
- We added Murphy Bed to the front bedroom
- We added a compact dining table wall unit to the kitchen/living room
- We finished out the garage by adding an epoxy surface to the floor and we added a wall hanging bike rack system to the garage