

# Smart Home Technology

## 46. Radiance Way

- **Keyless entry** at front door
- **Smart switch** at entry (can even control the Wyze vacuum)
  - 1st smart switch (front porch lights)
  - 2nd smart switch (side light, garage, near garage side entry)
  - 3rd smart switch (backyard floodlight)
- **Porch fan** has wall switch for on/off but **wireless remote** (out of sight at built-ins for fan speed and light)
- **USB and USB-C outlet** in kitchen
- Touch-control **dimmer switch** for pendant lights, dining room, living room, and primary bathroom
- Wired for **high-speed fiber internet** (up to 5G)
- High-efficiency **SEER 2 system** with **Z-Wave programmable thermostats** — temperature control from your phone
- **Smart garage door and water heater connections** — adjust settings from your phone
- Hands-free **motion/timer lights** in pantry, half bath, laundry room, primary closet, and front bedroom walk-in closet
- **Integrated cable management**; pre-wired for concealed media in living room
- **Smart water reader and app for irrigation system** to help prevent unnecessary watering
- The **timer ventilation fans** in the half bath, secondary bath (shower section), and the en-suite bath water closet

# Special Features

46 N. Radiance Way

- High-quality **fiber cement siding**
- Premium **.52-acre cul-de-sac lot in a neighborhood with sidewalks and multiple entry/exit points to surrounding areas.**
- **Large, usable front porch.**
- Oversized, **double-hung, vinyl tilt windows**
- **Flexible-frame** “twist and pull” window screens, 3-inch **plantation shutters**, and Bali brand **top-down/bottom-up blinds.**
- Extensive **Craftsman-style** trim and molding
- Mohawk’s Signature Technology top-level **RevWood Premier flooring** throughout downstairs, upstairs landing, and primary bedroom. Tile work in upstairs bathrooms.
- **Gas-log fireplace** with **slate surround**, flanked by **built-ins/cabinets**
- Full-house aluminum **seamless gutters**
- **Large foyer** with **9-ft ceilings** throughout
- **Kitchen upgrades** include quartz countertops, tile backsplash, soft-close drawers and cabinets (lots of storage space), under-cabinet lighting, pendant lighting on dimmer switch, hidden double-bin trash can cabinet, oversized walk-in pantry, large entertainment island, and gas range
- **Drop zone** off kitchen with bench seating, shoe/bag storage cubbies, coat hanger hardware, and transom window
- **Laundry** located **off primary closet** and **large guest bedrooms.**
- 4-panel **storm-rated sliding glass door and garage door.**
- **Large garage fits full-sized truck/boat** and has **heavy-duty storage.**
- **Oversized rear screened porch** overlooking private back yard
- **24 trees** added along fence line and a **shed** with windows.
- **Soft-close toilets** in all baths
- **Energy Recovery Ventilator** to introduce controlled fresh air to home
- **Radiant barrier roof** system (reflects solar heat)