

THE OUTDOOR LIVING ROOM

1 Two weatherproof TVs and four speakers make this outdoor space the focal point for three-season entertaining.

2 The iPad Pro gives the homeowners a quick, simple way to access all their home technology and cue up a favorite TV show to watch at the outdoor bar.

3 Special engineering allows for the large display to be flush-mounted above the fireplace while meeting the strict code requirements for the chimney.

What began as an outside project ended on the inside of this 10,000+ square foot family home. First, Osbee engineered audio, video, and lighting control for the covered patio and grounds, then carried it all into the house, resulting in a fully integrated system throughout the residence.

When the homeowner came to Osbee with plans for the ultimate outdoor entertainment area, we knew what was needed: a simple, intuitive yet state-of-the-art system to match the casual luxury of the space. After the two outdoor TVs, multiple zones of audio, and elaborate landscape lighting were installed outside, the client could envision what was possible

inside the house. Osbee then returned to replace the outdated, standalone audio system with a fully integrated entertainment, lighting, and climate solution with convenient touchscreen and iPad control throughout the residence.



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1 Inside the house, a 15" wall-mounted touchscreen provides ample space to display a full floor plan of the house. Just by touching the desired room, temperature

or lights can be easily monitored and adjusted. Or family members can cue up a movie to watch on the flatscreen TV in the Family Room beyond the archway.

2 Surround-sound audio, HD movies, and video games take their place alongside other classic entertainments of the non-electronic variety in the Playroom.

3 In the Gym, lights and temperature can be adjusted, and music or video selected with the touch of a button on the wall-mounted touchscreen

placed conveniently at the entry to the room, or via the homeowner's iPad.



Making homes perform.

