

# THE INTEGRATED ESTATE



1

At first, the homeowners of this 10,800 square-foot residence simply wanted to update the technology in their Master Suite – and that was all. Once they experienced an Osbee Bedroom, they went for a full Osbee Home.

Our first project for the homeowners was to replace the standard-issue TV, cable box, DVD, stereo system, and light switches in the Master Bedroom with a fully-engineered media and lighting control system designed to match the exceptionally high-end architecture and finishes in the home.

Once the couple experienced the convenience of an Osbee System in their bedroom, they decided to

fully integrate the rest of their home, which now includes housewide audio and video distribution with 16 audio zones and 12 video displays, 144 loads of lighting, motorized shades, and much more. Now, all the convenience, control, and security of an integrated home is just a touch away, no matter what room the homeowners are in.



2

**1** Located in a specially air-conditioned room in the Basement, the equipment rack is the brain of the home's Osbee system.

**2** The lighting design of the Family Room provides ambiance for casual entertaining with carefully placed accent lighting to highlight the artwork in the room. An iPad lets the family select a movie from their media library, control the volume of the high-end bookshelf speakers, and adjust the climate and light levels right from their seats.

**3** In the Library, the thoughtful mix of ambient and accent lighting provides the perfect illumination for casual get-togethers. Architectural-level speaker grilles for the surround-sound system are painted to blend seamlessly into the walls and ceiling.

**4** Near the doorway of the Family Room, the small touchscreen and keypad give the homeowners convenient local access to all the functions of their Osbee system as they enter the room.



3



4

page 1 of 2



Making homes perform.

99 CALVERT STREET, HARRISON, NY 10528

555 FIFTH AVENUE, NEW YORK, NY 10017

914.777.6611 [www.osbee.com](http://www.osbee.com) [info@osbee.com](mailto:info@osbee.com)

## THE INTEGRATED ESTATE



1



4 (TV Down, Shades Up)



2



4 (TV Up, Shades Down)



3



5

**1** The TV in the Breakfast Room is mounted on an adjustable swing arm for easy viewing, then can be tucked neatly away against the wall when not in use. An iPad provides portable system control, and doubles as a tabletop touchscreen when placed in its dock. Or the entire system can be accessed from any laptop or desktop computer on the home's wireless network.

**2** The large touchscreen at the entrance to the Kitchen gives the family convenient one-touch control of the entire system. The keypad below provides quick preset levels of illumination programmed for specific needs – from general ambient lighting suitable at the breakfast table to task lighting over the kitchen counter.

**3** In place of multiple light and dimmer switches, lighting control of the Foyer, the Stairs, and the entire 1st Floor is provided by a single elegant keypad so as not to detract from the beauty and elegance of the sweeping staircase.

**4** Upon command via a handheld remote, touchscreen, or iPad, the 42" TV rises from its hiding place in the custom-built cabinet, while the motorized shades lower to create the optimal environment for television viewing.

**5** In the Master Bedroom, lights, motorized shades, the TV, and the climate are in the complete control by the homeowners at the touch of a button or swipe of an iPad.