

# LUXURY SMART HOME SHOWCASE

3919 CANTONE GROTTO CT  
KATY, TX 77493

## FULLY UPGRADED WITH PREMIUM FEATURES

### ENTERTAINMENT UPGRADES

- Dedicated media room with 120" projection screen
- Epson 6050 premium projector
- 9.2 surround sound system with 9 Proficient speakers
- Dual subwoofers for enhanced bass
- Denon receiver for full audio control
- Family room 5.1 surround sound system with in-ceiling speakers

### WHOLE-HOME AUDIO UPGRADES

- Built-in speakers throughout entire home
- Audio in kitchen, office, guest room, game room, bedrooms & balcony
- Outdoor patio speaker system
- Seamless multi-room audio experience

### SMART HOME UPGRADES

- Intercom system connecting all rooms
- Two 7" touchscreen control panels
- Built-in front door camera access

### SECURITY UPGRADES

- 8-camera surveillance system
- Remote viewing from mobile device
- Monitor your home from anywhere in the world

### OUTDOOR & LIFESTYLE UPGRADES

- Balcony audio system
- Patio entertainment setup
- Perfect for hosting and outdoor living

### WHY THIS HOME?

- Fully upgraded smart home
- Move-in ready with luxury features
- Designed for entertainment and comfort
- Rare combination of media, audio & security