

Welcome to your new home!

All hard copies (that we have) of user manuals will be in the clear envelope above the refrigerator in the cabinet. The home can use Spectrum fiber powered gig speed internet. For pest control, we utilized Pointe Pest 406-380-3799. For propane we utilized Axmen, you can choose your provider. Axmen installed a monitor on the tank.

Smart Devices

Light switches – requires Eve for Matter & HomeKit app (Android & Apple)

- eve light switch 64E7
 - Dining room
 - Kitchen
 - Garage (exterior lights)
 - Living room (exterior lights)
 - French doors
 - Main entrance
 - Primary (loft)
 - Balcony
 - Backyard

Garage door(s)

- myQ
 - Left side of garage – Chamberlain – RJO101MC
 - Battery backup
 - 2 physical remote controls (included in device folder)
 - myQ app
 - Can be paired with vehicles that are compatible
 - Right side of garage – myQ
 - myQ app controlled
 - Not currently connected

Water sensors

Arlo

- West side – pointed toward French door entry*
- South side – pointed toward main entry*
- South side – pointed toward driveway circle*
- South side – under deck pointed toward basement entry*
- North side – pointed toward backyard*
- Laundry room – pointed toward ejection pump, water heater, on side of washer/dryer*
 - * Essential 2K wireless Security camera(s). These do have solar charging, more to help maintain a charge, depending on conditions will require to be charged occasionally. These can be used with or without the hub.
- Multi sensors
 - Water
 - Primary/loft bathroom under sink, main floor bathroom under sink behind pedestal, kitchen under sink, basement bathroom next to toilet, laundry room next to ejection pump washer/dryer and water heater.
 - Motion/window/door
 - Bedroom 2
 - Bedroom 3
 - Basement entry door (motion/light)

Additional sensors are in the Arlo boxes in the cabinet, next to the refrigerator. So if someone wants to change them from water, to door, etc.

Kitchen appliances

- Samsung SmartThings
 - Refrigerator and microwave
- LG ThinQ
 - Stove/Oven
 - Dishwasher
 - We never connected them to use the features, owners manuals are all located above the refrigerator in the cabinet.

TV(s)

- Living room (Samsung 75" TV)
- Primary/Loft (LG smart TV)
- Exercise/2nd bedroom (main floor)
- Basement
 - Family/Media room (85" Sony Bravia XR X90L LED 4K UHD Smart Google TV, installed/purchased 2024)
- 3rd bedroom Vizio
 - 4th bedroom (Insignia 65" F50 series LED 4K UHD Smart Fire TV)

All of these have been updated as of 6/24/26, they have all been signed out and reset so that you are able to use them without issue (hopefully).

Other general items

Kitchen

- Under cabinet LED lights, they are dimmable. The motion sensor is located under the corner cabinet. Patience, the sensor requires you to put your hand under the left hand side of the corner cabinet. It lights up the corner, left hand side of sink, and right hand side of sink.

Basement:

You will be able to enjoy the propane serviced stove in the basement, with a thermostatic remote control, and forced heat with the internal fan. An external fan on the top of the unit, is controlled by the heat it is provided. So you might see it still continuing to push heat out, even after the internal fan has stopped.

There are 3 ceiling fans (all with included remotes for lights, and fan speed) that will help regulate the temperatures in the rooms.

The media room portion (or family room) has the 85" TV that has recently replaced a projector an screen. We have left several options for anyone that is interested in converting it back to a projector. As there are in wall feeds (you might notice the small rope/cord that is at the floor, there is additional cord above so you can feed cables, cords, etc.). There are ample power outlets for your surround sound system and enjoyment.

The home has radiant flooring (which has not been utilized in the past 7 years account the propane stove has provided ample heat).

You will be able to enjoy wood burning stove, it is a King Blaze Princess model. We have left a supply of dry split wood!

There are several of the blinds that are remote controlled, these are from “Budget Blinds”, and they are able to service them if necessary. On the west side of the home, there are two large windows that are controlled by the black remote control. These have been upgraded to electric power, so you don't have to change out batteries. The remaining remote controlled blinds will require batteries to be changed out to control them. There is a small remote for these that you can select which ones you want to open/close.

Garage

The garage includes a Grizzl-E Level 2 charger (so if you have a plug-in hybrid, hybrid, or an RV). The 1200 sqft garage has LED overhead lighting, and two entrances. Both garage doors can be controlled through the myQ app. So if you have a delivery that needs to be inside... open it up, or control from the app. One of the garage doors has a battery backup, so if there is a power failure, you can still open/close the door.

There are numerous outlets throughout the garage, as well it includes a wood burning stove.