

20216 Clare Island Bend

Pflugerville, TX 78660



SMART HOME

This home is outfitted with **12 integrated smart features**, from EV charging infrastructure and whole-home climate intelligence to seamless lighting automation and keyless entry, delivering a genuinely connected living experience that is rare at this price point.

Security & Access

- › August Smart Lock (Keyless Entry)
App, keypad & voice-assistant compatible
- › Google Nest Doorbell, Wired with Camera
24/7 video, HDR, Google Assistant integration
- › Meross Smart Garage Door Opener
Model MSG200HK · No subscription required · Matter-ready, widely compatible
- › Dedicated Attic Outlets for Security Cameras
Positioned over the garage, provides clean permanent power for front & right roofline camera coverage

Climate & Comfort

- › EcoBee Smart Thermostat
Remote sensors, occupancy detection, HomeKit, Alexa & Google integration
- › BigAss Fan ES6, 72" Ceiling Fan
Wireless control via Apple HomeKit or EcoBee · Whisper-quiet & energy efficient

EV Charging Infrastructure

- › Hardwired Level 2 EV Charger, Rivian Brand
240V · 60A dedicated breaker · 48A sustained · 11.5kW charging · 30+ miles of range per hour for most EVs
- › NEMA 14-50 Outlet (Secondary EV / RV)
240V · 40A breaker · 32A sustained · Universal plug-in charger compatible

Lighting Automation

- › 2x Matter (Wi-Fi) Landscape Lighting Transformers
Low-voltage · App & voice controlled · Schedule & automate exterior zones
- › Hardwired Light Sensor for Outdoor Up-lights
Automatic dusk-to-dawn activation, no timer programming needed
- › Kitchen Cabinet Lighting, Matter over Thread
Inovelli White smart switch · Instant response · No hub required

Integrated Living Details

- › Recessed Wall Outlet in Living Room
Purpose-built for flush wall-tablet mounting, no dangling cords
- › Ecosystem Compatibility: Apple HomeKit, Google Home, Amazon Alexa, Matter & Thread
One app or voice platform can control it all

Smart LED Bulbs Throughout

- › EcoSmart Selectable LED, A19 & BR30 (Dimmable)
6 color temps on one bulb: 2700K to 6500K (Soft White to Daylight Deluxe)
- › A19, 40 / 60 / 75 / 100W equivalent
450 · 800 · 1100 · 1600 lumens
- › BR30, 65 / 75 / 90W equivalent
650 · 940 · 1260 lumens