

16609 Bartizan Dr. Features

Here's an overview and parts list for the great room AV system:

- (1) Parasound P7 preamp w/ rack mount & original remote
- (2) Parasound A21 amplifier w/ rack mounts (powers Left main, Right main and two subwoofers)
- (1) Parasound A52+ amplifier w/ rack mount (powers Center and four zones of surround)
- (1) Denon AVR-X4300H tuner / surround decoder w/ rack mount & original remote
- (1) Tascam BD-MP1 Blu Ray, DVD, CD player
- (1) ViewTV AT-163 broadcast HD TV tuner
- (1) APC high output UPS
- (2) Boston Acoustic E100 tower speakers (Main left and right)
- (4) Boston Acoustic E70 surround speakers w/ factory integrated pedestals (surround zones)
- (1) Boston Acoustic E70 center speaker (center channel)
- (2) Bag End Infrasub-18 subwoofers (internal amplifiers bypassed to use Parasound amps)
- (1) Panasonic TH Series 84" HD flatscreen w/ Chief articulating wall mount
- (1) LogiTech Harmony One programmable system remote (programmed for system) (updatable using MyHarmony web interface)
- (2) Lowell Manufacturing 12U equipment racks, bolted together onto a sliding base for access to the rear of equipment
- (multiple) unknown brand ceiling speakers located around the house with local volume controls

The system was designed to produce exceptionally high quality audio and video to meet the demands of a high level professional audio engineer. Likewise, it was designed to be as simple to use as possible, to allow ease of use for other, less technically proficient, family members. The entire system, including an Apple TV can be controlled using a single remote, which includes macros to simultaneously trigger all the necessary commands for everyday uses such as 'Watch TV', 'Watch Apple TV', 'Watch a DVD' and 'Listen to radio'. Additional devices such as Roku or video game consoles can be easily integrated into the system and remote control by using the MyHarmony web interface to reprogram and update the remote. Zone 2 of the main system controls all of the ceiling speakers spread around the house. This allows the same source, or a different source to be played around the house / great room.

Bedroom TV: Panasonic TH Series 43" w/ articulating wall mount. In-wall cable path for power and HDMI cables.

Workout / pool room TV: Westinghouse 43" w/ full articulation mount and keyboard tray. In-wall cable path for power and HDMI cables.

Internet: There is currently no high speed internet available to most of Wildwood. We have been using a T-Mobile home internet hotspot, and it has worked well. The City of Wildwood is in the midst of a massive program to provide high speed fiber to all of Wildwood. The systems are being installed now, and details about schedule can be found on the wildwood city website. We believe this area is scheduled to go online with ATT 100mb fiber service sometime this summer (2023).

The Hill: We know the hill can be intimidating when you first see it. We were intimidated by it at first also. That said, it's not nearly as big a deal as it seems.

The HOA has an ongoing contract with the company that provides all of the maintenance for common ground in the neighborhood, and for many of the houses in the neighborhood. That contract stipulates that Bartizan is at the top of their list for pre-treatment and snow removal. As a result, Bartizan is typically cleared sooner than any of the surrounding county-managed streets. Because it is a private road, and not maintained by the county, we do not have to wait on them to "get to us" as do many other neighborhoods in the area. We've lived in the house for years, and have experienced some record storms. As a general rule, we have not been inconvenienced by having to wait on the road treatment more than a couple of times, and even then it wasn't more than 30 minutes or so. With an All Wheel Drive vehicle, the hill isn't a challenge, even if there's a bit of coverage. Given all the other hills in Wildwood and surrounding areas, it's recommended that you have an AWD vehicle regardless.

Birds & other animals: Living right next to a wilderness reserve has its perks beyond an unobstructed view of nature. If you choose to put out feeders, you will get dozens of hummingbirds daily, along with a wide range of birds including Blue Jays, Woodpeckers, Finches and even the occasional hawk. There are a bonded pair of Barred Owls that live nearby and can be heard almost every night. There are at least a dozen deer that call Bartizan home, and you will see them every day - usually eating your plants. It's important to learn what deer don't eat if you want to keep your landscaping. There are groundhogs, chipmunks, and other various small animals running around pretty regularly. We occasionally hear coyotes in the distance, but have never heard or seen them close to the house.

The neighborhood: Bartizan Pointe is a small neighborhood where everyone knows everyone else. The HOA throws a couple get-togethers annually. Several of the neighbors have been here since the houses were built, and their kids have grown up together. We've found everyone to be very friendly, responsible neighbors.

Outdoor activities close by: Rockwoods Reservation has many hiking trails and activity areas. You can walk or ride there from the house, using the underpass at 109 to avoid crossing traffic.

Bluff View and Zombie are just a little farther away, and can be walked or ridden to using the paved path that runs alongside 109. Bluff View and Zombie have some of the best mountain bike trails in the area. There's also a tiny train for the kids to ride.

Greensfelder is a short drive or ride away, and can be accessed using the 109 underpass to avoid crossing traffic. Greensfelder has a wide variety of hiking, mountain biking and equestrian trails, as well as camping and other activities.

Alarm: The entire house is alarmed, including door sensors and multiple motion sensors strategically placed to cover all potential points of entry. There are existing glass breakage sensors that can be added to the system, but they are not currently being used. The system was installed and monitored by Philibert. The system is locally monitored and includes a cellular and power backup for communicating with the monitoring station, so that the house is protected even without power or phone service.