Exotic Shades & Draperies
Custom window treatments & home automation · South Florida & beyond

CASE STUDY

Oceanfront Mansion — Hillsboro Mile

Whole-home Lutron Sivoia QS wired shades on HomeWorks QS at Hillsboro Beach, Florida.

A private oceanfront mansion on Hillsboro Mile — the narrow strip of A1A where every principal room faces the Atlantic. Exotic supplied and installed **Lutron Sivoia QS wired shades** throughout, all running on the home's **Lutron HomeWorks QS** system. One fabric — **Basketweave 90 in Bright White** — runs at every opening, keeping the light, the color, and the exterior look of the house identical from room to room. The bedrooms sleep dark behind **Luna White** blackouts.

PROJECT AT A GLANCE	
LOCATION	Private oceanfront mansion · Hillsboro Mile, Hillsboro Beach, FL
SCOPE	Whole-home motorized shades — every opening, ocean side and street side
SYSTEM	Lutron HomeWorks QS · Sivoia QS shades — fully hard-wired, keypad & scene control
FABRICS	Basketweave 90, Bright White throughout · Luna White blackout in the bedrooms
BEDROOMS	Primary: dual solar + Luna White blackout in one opening · second bedroom: Luna White
INSTALL	Measured, installed and commissioned by our own in-house crew

The detail that mattered
On an all-white oceanfront facade, mismatched fabrics read instantly from the beach. One fabric at every opening keeps the house looking as considered from the sand as it does from the sofa.

What we delivered

Basketweave 90 in Bright White handles glare and privacy while holding the view — the weave reads as one clean white plane from outside and a soft scrim of ocean from within. In the bedrooms, Luna White blackout layers take the rooms to true dark: the primary suite pairs solar and blackout in a single opening, so one press moves the room from ocean view to sleep. Every shade is **Sivoia QS wired** — power and data on one low-voltage run, no batteries behind fourteen openings, no RF drop-outs — and every room answers the **HomeWorks QS** keypads instantly.

Basketweave 90 Bright White across the ocean wall.

Luna White blackout, mid-reveal on the ocean glass.

Shade edge tracked to the raked gable ceiling.

How we partner with designers & contractors

Whole-home wired jobs live or die on coordination. We spec early, measure precisely, and coordinate directly with your Lutron / AV integrator, electrician, and GC — one accountable team from rough-in wiring through commissioning, and we stand behind the work after handoff. We're glad to structure a referral partnership.

Bring us in on your next project.
Early spec, precise installation, and a clean handoff.

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