

Exotic Shades & Draperies

Custom window treatments & home automation · South Florida & beyond



CASE STUDY

Six Private Villas — Big Ambergris Cay

Lutron-integrated blackout and roman shades for six oceanfront Turks & Caicos villas.



Six private villas on Big Ambergris Cay, wrapped in floor-to-ceiling glass and built to disappear at the touch of a keypad. Exotic supplied and installed Lutron blackout shades alongside our own custom roman shades on Lutron's roman-shade kit — every run hard-wired into a Lutron myRoom XR system and controlled from the wall keypads. Precise specs, electrician coordination, and robust anchoring into concrete block made it a demanding install; close collaboration with the designer on texture and color made it a unique one.

PROJECT AT A GLANCE

LOCATION	Six private villas · Big Ambergris Cay, Turks & Caicos
SCOPE	Whole-home blackout shades + custom roman shades, six villas
SYSTEM	Lutron myRoom XR — fully hard-wired, controlled at the keypad
TREATMENTS	Lutron blackout roller shades · custom romans on Lutron roman-shade kit
INSTALL	Anchored to concrete block — specialty Tapcon & anchors · in-house crew
COORDINATION	Designer (texture & color match) · electrician · general contractor

The detail that mattered

The largest roman measured 112" x 118" — a size where any flaw shows. It finished dead-flat and seam-perfect.

What we delivered

Lutron blackout roller shades handle light and privacy; our custom roman shades — built on Lutron's roman-shade kit — bring the softness and texture the designer specified. Everything is hard-wired, so there are no batteries and no RF drop-outs, and every opening drops into one-touch scenes on the Lutron keypads through the myRoom XR system. Fabrics were cut and sewn in our own workroom to the approved texture and color, then installed by our own crew — anchored securely into concrete block with specialty Tapcon fasteners for a rock-solid, precise result.



Custom roman shades on the Lutron roman-shade kit.



Lutron keypad — one-touch, fully wired control.



Lutron blackout shade on a floor-to-ceiling slider.

How we partner with designers & contractors

This was a precision job — tight specs, electrician coordination, and robust anchoring — and it ran on one accountable team. Our five in-house seamstresses sew only for Exotic, matching the designer's texture and color, and our own crew handles installation and commissioning. We coordinate directly with your Lutron / AV integrator, electrician, and GC, hold the schedule, and stand behind the work after handoff. We're glad to structure a referral partnership.

Bring us in on your next project.

Early spec, precise fabrication, and a clean handoff.

(954) 881-9331



The motor on this project

The motorization behind this case study, as specified, installed and programmed by Exotic Shades & Draperies. Specifications from the manufacturer's product documentation.



Lutron product photo

Lutron Sivoia QS roller shade drive

Wired Lutron shading

Wired Sivoia QS shades in all six bungalows under Lutron myRoom, controlled at the keypad – fully hard-wired, with no batteries to service on an island by the sea.

Type	Lutron's wired motorized roller shade – the drive lives inside the tube
Power	Low-voltage wiring (Class 2) – power and data on one run
Sound	Under 44 dBA at 3 ft
Alignment	Intelligent Hembar Alignment – shades stay within 1/8 in of each other, moving or stopped
Speed	Bottom bar 3.6 in per second
Control	Lutron QS wired link – HomeWorks, myRoom, RadioRA 3, Athena, Quantum keypads, apps and scenes

Somfy Expert · Certified Lutron · Crestron. Motor selection is made per opening – tube diameter, fabric weight, drop, pocket depth and the control system in the home decide the model.