

Residential Smart Solutions

Moderne Condominiums
Saratoga Springs, NY



Balancing Urban Amenities with Suburban Lifestyle

The best of both worlds is often something people wish for but never actually achieve. Bonacio Construction of Saratoga Springs, N.Y., an award-winning builder of residential, condominiums and commercial structures since 1988, set out to change that with the development of The Moderne Condominiums. Located in the heart of Saratoga Springs, a renowned hub for thoroughbred horse racing, fine arts, and Revolutionary War historical landmarks, this one-of-a-kind development boasts 2 and 3 bedroom condominiums and penthouses woven into an ultra-modern luxury building, exemplifying the art of high end living idyllically situated in a bedrock community.

As Julie Bonacio, Owner of Julie & Co. Realty, expressed, “The timing is right for a maintenance-free condominium living experience with a distinctive contemporary design that reminds you of the city but provides a warm, hometown feel.” The Moderne delivers.



“The Leviton Load Center, breakers and smart devices are a joy to work with and are easy to customize for each individual’s needs.”

- Frank Prediletto Jr.

Smart Technology for Modern Living

In keeping with their desire to offer today’s homeowners the latest advancements in technology, Bonacio Construction and Electrical Contractor Frank Prediletto Jr. of Prediletto Electric, worked together to ensure that each unit is outfitted with the latest in smart home automation – from lights and thermostats to door locks and video intercom. Central to all automation is the load center – the hub of the electrical system. The developers selected the Leviton Load Center with Smart Circuit Breakers to install in each unit.

Smart from the start, they equipped the Leviton Load Center with Leviton’s Smart Circuit Breakers for the unit’s hot water heater, furnace, and refrigerator. By connecting to the free My Leviton app, residents can view real time energy consumption.



For intuitive approachability, the attractive Leviton Load Center is populated with circuit breakers that incorporate user-friendly diagnostics, such as color indicators in each rocker handle that indicate operating status, and easy-to-read LEDs that display fault type (AF/GF) when tripped. This provides at-a-glance identification of a trip or fault, saving time on diagnosis for both homeowners and maintenance staff.



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Each unit also features Leviton Decora Smart® dimmers in the living room, kitchen and dining room. Using the My Leviton app, residents can control the ON/OFF and dimming function of these lights as well as set custom schedules and create lighting scenes.



Convenience Matters

Residents will also enjoy the convenience of fast, powerful charging of their devices in the kitchen and master bedroom with the Leviton USB Type A/Type-C In-Wall Outlet Charger with 15A Tamper-Resistant Outlet.



“By choosing to install a Leviton Decora® In-Wall Humidity Sensor & Fan Control in every bathroom, Bonacio Construction added an element of automatic freshness to the units,” said Julie Bonacio. “This device automatically detects excess humidity in the room and activates the ventilation fan to lessen condensation, which helps reduce mold and mildew and creates a more comfortable environment. The automatic On/Off function helps ensure the fan will begin to operate as needed – and eliminates the need to remember to switch the fan off!”

Whole Home Solution

The Moderne Condominium project exemplifies how practical and easy it is to integrate a wide range of smart technology into residential projects to satisfy the needs and desires of your customers. Whether you are building a multi-dwelling complex or single family home development, Leviton has all the electrical solutions you need to keep the job on track and ensure resident satisfaction.

And, with Leviton network solutions connectivity in place, the new homes are easy to upgrade as new products becomes available – no cutting and patching required!