

Outdoor Living on the New Jersey Shore



Mantaloking, NJ, USA

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SCREENS
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New Jersey Beach House

Mantaloking, NJ, USA

Location:	Mantaloking, NJ, USA
Products:	2,900 sq.ft.
Designer:	Bill Brown and Dave Pritchard
Builder:	Donelan Contracting
Products:	Retractable Power Screens
Brand name of the products:	Motorized Executive Screens by Phantom [®]
Mesh Type:	Phifer [®] 20/20 Insect Mesh
Mesh Color:	Charcoal
Product Details:	55% sun control/ UV blockage and 45% openness
Installer:	Timco of Ocean County LLC

Overview: When working with a design team to create a beachfront home, most homeowners want to make the most of location and outdoor spaces in order to enjoy their ocean views to the fullest. In addition to incorporating large windows and doors, a beachside porch is one of the most beautiful and enjoyable features that can be built-in to take full advantage of the seaside setting. Not long after moving in, the homeowners of this custom-built Mantaloking, New Jersey beachfront house established the back porch facing the ocean as one of their favorite spaces in the home. During the warmer months, the homeowners spend many evenings on their porch enjoying the salt air and spectacular views.

Need: It did not take long for the homeowners to realize that to fully enjoy their porch they needed to add insect screens. After looking at several screen solutions, they decided retractable screens would be the only option suitable for their porch. In order to maintain the architectural integrity and preserve the unobstructed view, the homeowners insisted the screens must retract completely out of sight when not in use. Also, given that this is a vacation home, the screens had to be easy to maintain, reliable and simple to use.

Solution: The homeowners decided on the six Motorized Executive Retractable Screens from Phantom Screens installed in recessed housings pictured above. When not in use, the screens are completely out of sight. When needed, the screens are lowered at the touch of a button on a remote control or a control pad located on the wall. Even when the screens are in place, the black Phifer 20/20 insect mesh is virtually invisible, while still providing insect protection, excellent ventilation, visibility and some daytime privacy. The Phantom screens have allowed the homeowner to enjoy the porch the way they always imagined. Furthermore, when it's time to leave at the end of a weekend stay or before the arrival of winter, the screens are safely and effortlessly stored in their recessed housings.



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