

4646/1810 Rockcliff Road Owner Notes:

- Laundry room has a natural gas hookup which could allow for 1 electric and 1 natural gas stacked washer/dryer units with little modifications
- Study and upstairs exercise rooms could be used as additional bedrooms because they both have closets
- Property has abundant wildlife including fox, raccoons and hawks
- A portion of 1810 (where the house sits) was disannexed from the city of Austin on 4/23/2026. We are in the process of getting a survey of the disannexed area for the next step of removing the area from the city of Austin services.
- 4646 and 1810 both have Approved Land Status Determination 1995 Rule Platting Exception as of April 15, 2026
- Working on a combined 4646 and 1810 site plan for 3 boat dock permits

Primary bath room:

Cast stone soaker tub
Newport Brass satin bronze faucets
Visual Comfort lighting fixtures
Kohler smart toilet
Two person steam shower
Tankless hot water heater for endless hot water

Primary Closet:

New California Closet configuration coming May
10 foot cabinet height with build out for 12 foot configuration

Primary bedroom

Sinker long leaf pine flooring
Coffee bar with sink and refrigerator
Gas fireplace
Sitting area
Built-in custom cabinetry

Main bar area

Sink
New 18" Kitchen Aid Ice maker
Bar height Cabinets for storage
Visual Comfort Morvian star lantern

Kitchen

11 foot tall Frameless inset custom cabinets
Directed Accent lighting in top and bottom of cabinets
Large island with Kohler workstation sink, Brizo faucet and garbage disposal
2 Signature dishwashers
SKS gas range with 6 burners, griddle and 2 ovens
SKS combi electric oven and smart oven (4 ovens total)
48 inch SubZero French door refrigerator
Perla Vente (Taj Mahal) quartzite

Butlers Pantry:

24 inch dual zone SubZero wine refrigerator
48 inch SubZero refrigerator
Wolfe drawer microwave oven
Prep sink with Brizo faucet
10 foot custom inset Cabinets to ceiling
Pantry shelves to ceiling

Family room/dining area

Gas fireplace
Built-in cabinets
Wall of windows with view of iconic 360 Penny Backer bridge
Reclaimed Long leaf pine flooring
Wood Beamed Ceiling
Excellent hill country views of Mount Bonnell, Lake Austin, Bridge

Game room

Long leaf pine flooring
Bar with sink and refrigerator
Room for shuffleboard table and air hockey or pool table
Views of Lake Austin, Mount Bonnell, more

Notable Home and Property Amenities

No HOA
Buildable Area for guest house on bluff
Whole house speaker system
wired Ethernet in every room
Purpose built wiring closet with PBX, Ethernet hub, music distribution hub
Central vacuum system
4 New Lennox Top of the Line high efficiency A/C units, dual fuel
75 exterior Landscape lighting front, back, ground based and in trees
4 car garage
Heated and Lighted Swimming pool, spa, and waterfall
Lueder Limestone decking
Pump House has water purification with water softener system that can be turned on/off
3000 irrigation water holding tank
Regulation size pickleball court with basketball hoop
Lake Austin Water access with boat slip, T dock, jet ski lift, floating docks
Waterfront Living and Access
Boating – Owners have used 23' Mastercraft Ski Boat and 27' Bennington Pontoon Boats
Fishing
Kayaking and Paddle Boarding
Nature Trails through the back yard
Gated 3.3+ acres
Over 300 feet of stone serpentine wall
Natural gas appliances
2 tankless hot water heaters for 1st and 2nd floors
3 gas fireplaces
Gas lanterns at front entrance
New Durango 48 inch wide metal front door to match entry gates
Lake pump for landscape irrigation with permit to draw Lake Austin water
Service gate for additional parking of boats, trailers, cars, etc

Trees include Live Oak, Pin Oak, Maple, Loquat Trees, Pecan, Cypress, Elm, more.

4 car garage with room for 2-4 more cars

2 Kohler smart toilets

3 outdoor living spaces

5 bedrooms with ensuite bathrooms. One of the upstairs bedrooms has an area with a sink and refrigerator. A 6th bedroom can be created out of the 1st floor home media room or office.