

### **4646 Rockcliff Road Owner Notes:**

- Laundry room has a natural gas hookup which could allow for 1 stacked electric and 1 stacked natural gaswasher/dryer units with little to no modifications
- Study and upstairs exercise rooms could be used as additional bedrooms because they both have closets. Septic system may need expansion for additional bedrooms.
- Property has abundant wildlife including fox, raccoons and hawks
- 4646 has Approved Land Status Determination 1995 Rule Platting Exception as of April 15, 2026
- Working on a combined 4646 site plan for a single boat dock permits including 1 boat dock for 4646 Rockcliff Road
- Property has 53 feet of shoreline lake frontage as measured by surveyor on topology and tree map (2025).

### **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  
French drains around entire home site.  
6" French drain around front of pickleball court  
Original Home Layout included design for a 6 car garage manor  
Whole house speaker system  
wired Ethernet in every room with home run wiring closet for all wiring  
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 3.04+ acres  
Over 300 feet of stone serpentine wall  
Natural gas appliances  
2 tankless hot water heaters for 1<sup>st</sup> and 2<sup>nd</sup> floors  
3 gas fireplaces  
Gas lanterns at front entrance  
New Durango 48 inch wide and 105" height 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 6<sup>th</sup> bedroom can be created out of the 1<sup>st</sup> floor home media room or office.

**Owner believes the information above is true and accurate. Buyer should perform own personal due diligence to establish validity.**