

PROPERTY PROFILE

4 VALBELLA DRIVE

WEST LAKE HILLS, TX 78746



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WALKER
AUSTIN

MORELAND
PROPERTIES

Forbes
GLOBAL PROPERTIES

PROPERTY FEATURES

HOME SPECIFICATIONS

- 5 Bedrooms | 4 Full Bathrooms
- 4,152 SqFt
- 1.19 Acres
- Oversized 2 Car Garage
- Built in 2018 by McCall Custom Homes

NOTABLE FEATURES

- Open-concept floor plan designed for effortless entertaining and indoor-outdoor living
- Expansive sliding glass doors and windows frame panoramic Hill Country views
- Seamless connection between living spaces and the outdoor terrace
- Wide-plank hardwood flooring throughout the main living areas
- Chef's kitchen featuring:
 - Wolf & Sub-Zero appliances
 - Built-in wine fridge
 - Large center island with seating
 - Custom cabinetry and natural stone countertops
- Temperature-controlled custom wine room with 800+ bottle capacity
- State-of-the-art Control4 audio system providing seamless control for indoor/outdoor entertainment spaces
- Spacious primary suite on the main level with direct terrace access
- Spa-inspired primary bathroom with luxury finishes, walk-in shower, and a soaking tub
- Large primary closet with custom built-in storage systems
- Main-level guest suite offering privacy for visitors or multigenerational living
- Dedicated upstairs office ideal for remote work or study
- Three additional bedrooms on upper level
- Designer lighting fixtures throughout living and dining spaces

PROPERTY FEATURES

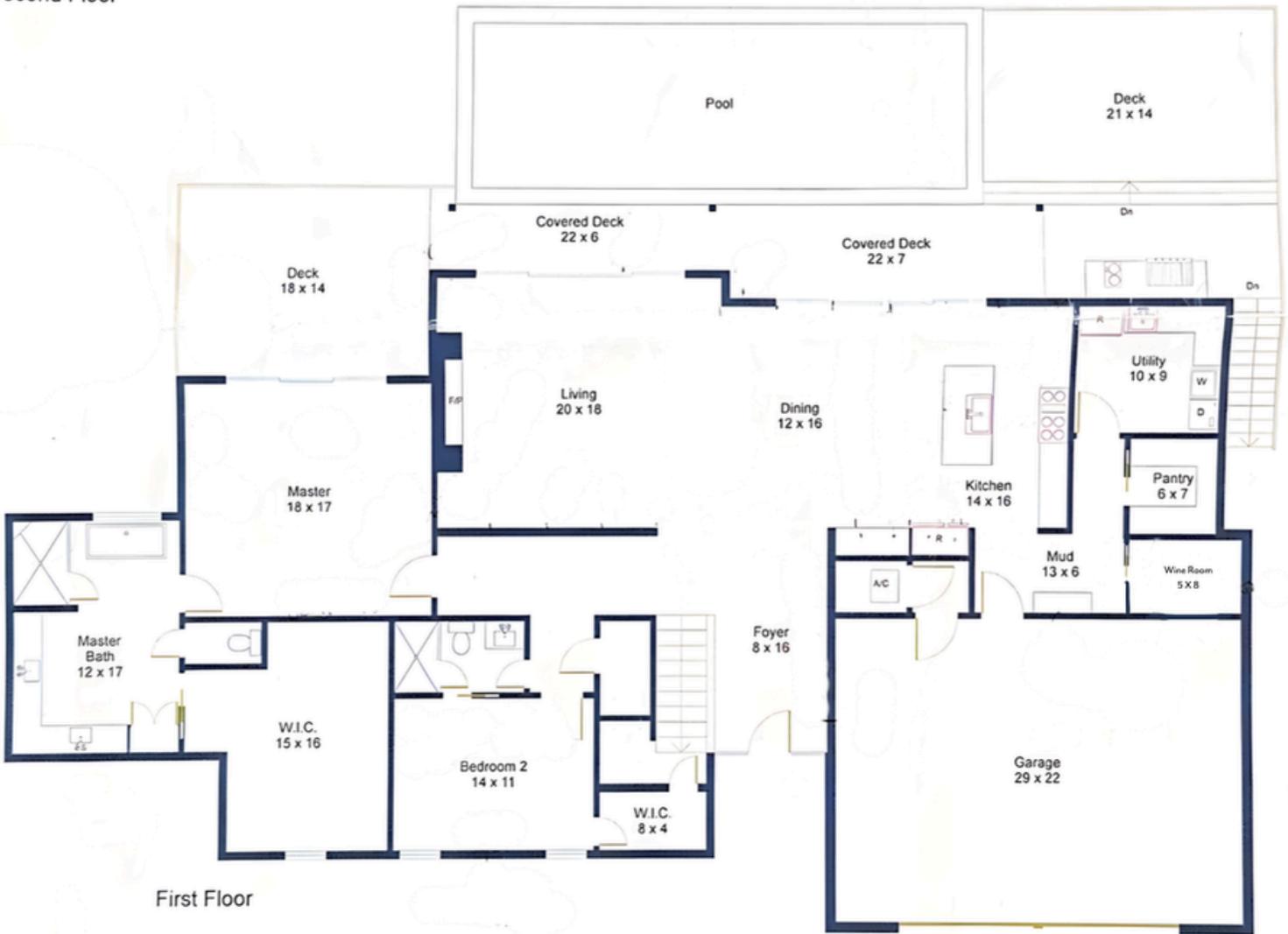
EXTERIOR FEATURES

- Located within a private enclave of six 1+ acre estates in West Lake Hills offering Hill Country views and architectural distinction
- Large covered terrace designed by architect Michael Hsu
- Structural steel beam framework opening panoramic Hill Country views from the terrace
- Thermory Ash wood decking on floor and ceiling
- Dramatic feature wall clad in Taj Mahal quartzite with:
 - Hidden television
 - Wood-burning fireplace w/ gas starter
 - Built-in wood storage and organization
- Four recessed Bromic electric heaters integrated into the soffits for year-round comfort
- Two retractable shade curtains for sun and privacy control
- Outdoor kitchen pavilion with chimney-style open-air vented ceiling featuring:
 - Chef's gas grill
 - Big Green Egg smoker
 - Scotsman ice machine
 - Sink and storage cabinetry
- Resort-style pool and spa with steel planters showcasing curated San Pedro cactus landscaping
- Oversized two-car garage with a full wall of steel cabinetry for organized storage, ideal for car enthusiasts
- Extensively improved grounds with cleared debris, removed dead trees, manicured landscaping, and landscape lighting
- Exterior AC units replaced within the past two years
- Stucco redone approximately two years ago
- Septic system pumped January 2026

FLOOR PLAN



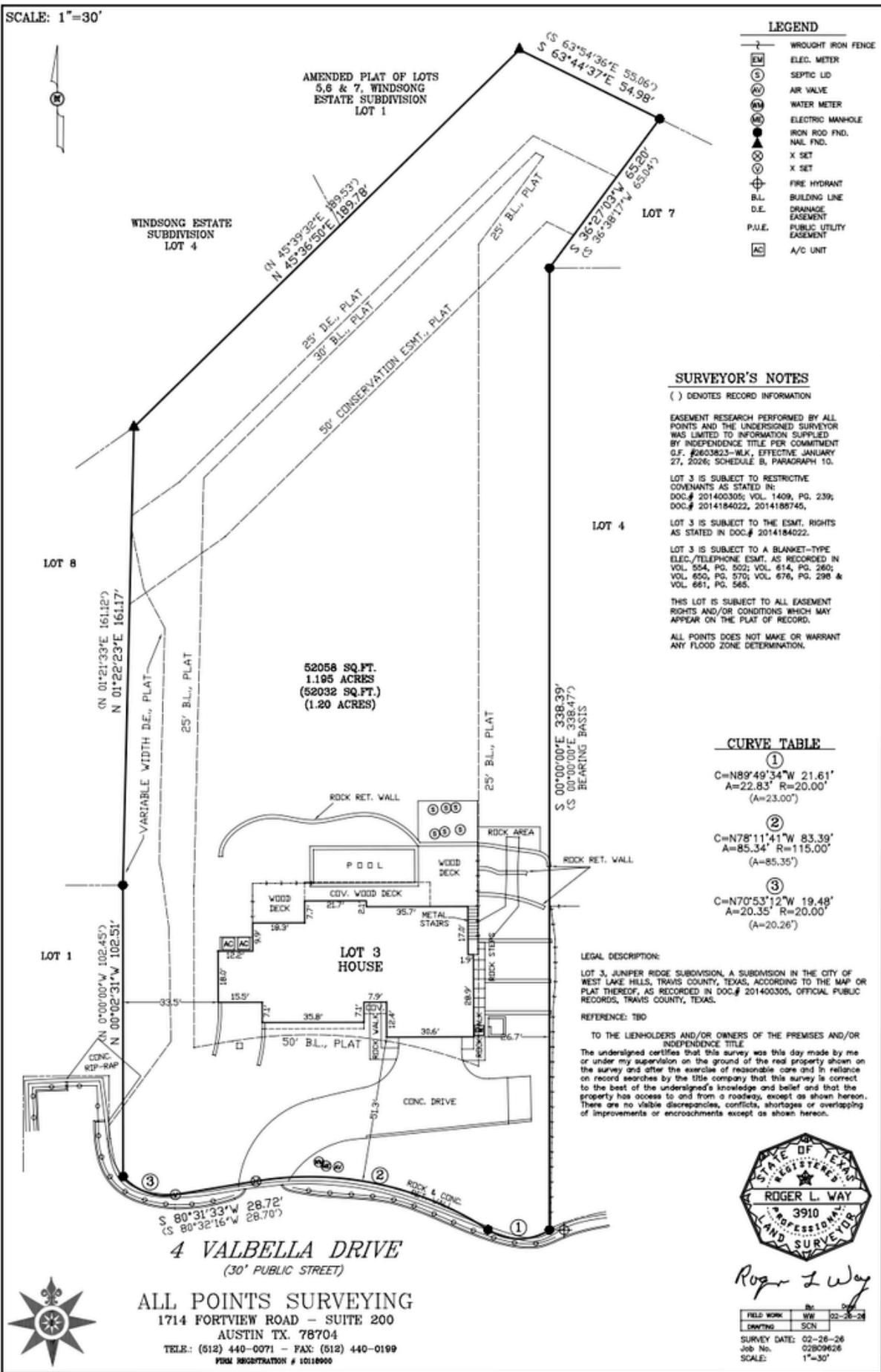
Second Floor



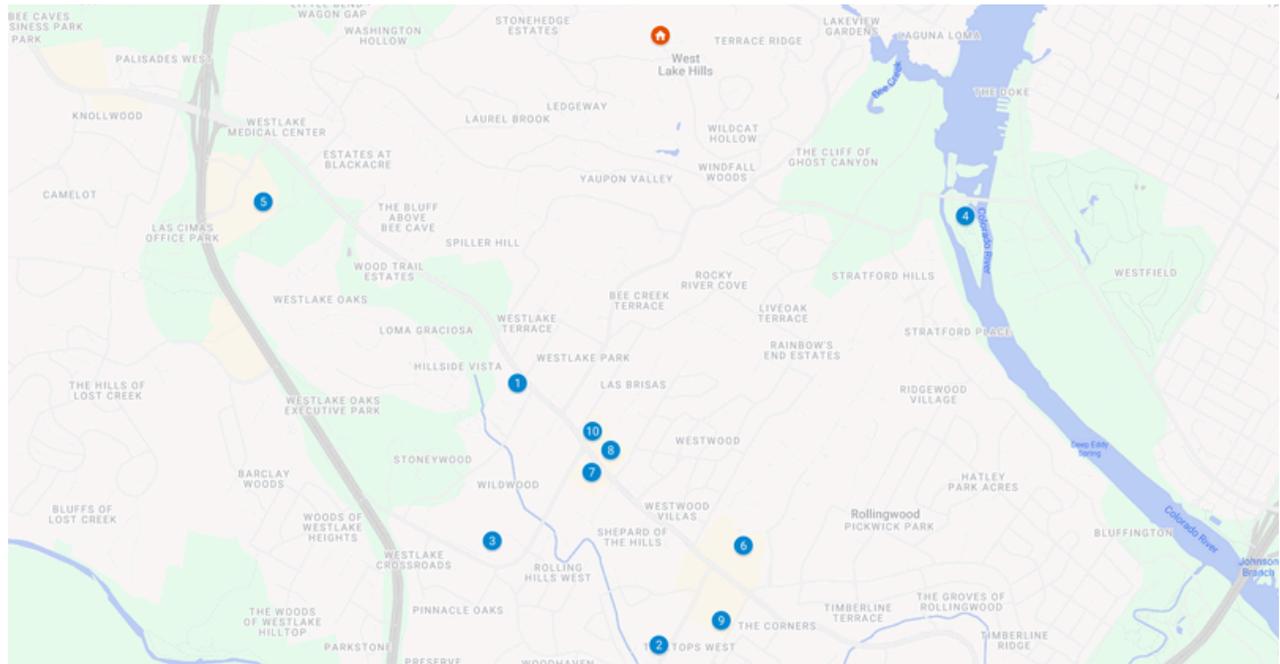
First Floor

SURVEY

SCALE: 1"=30'



NEIGHBORHOOD LOCATION MAP



POINTS OF INTEREST

- | | |
|-------------------------------|---------------------------------|
| 1. Eanes Elementary School | 6. Randalls |
| 2. Hill Country Middle School | 7. Breed & Co |
| 3. Westlake High School | 8. Trianon Coffee |
| 4. Red Bud Isle Trail | 9. Las Palomas Restaurant & Bar |
| 5. H-E-B | 10. Texas Honey Ham |