



2605 ROCKINGHAM DRIVE  
AUSTIN, TX 78704



ARCHITECTURE BY BLACK RABBIT  
INTERIOR DESIGN BY BLUEBEIGE



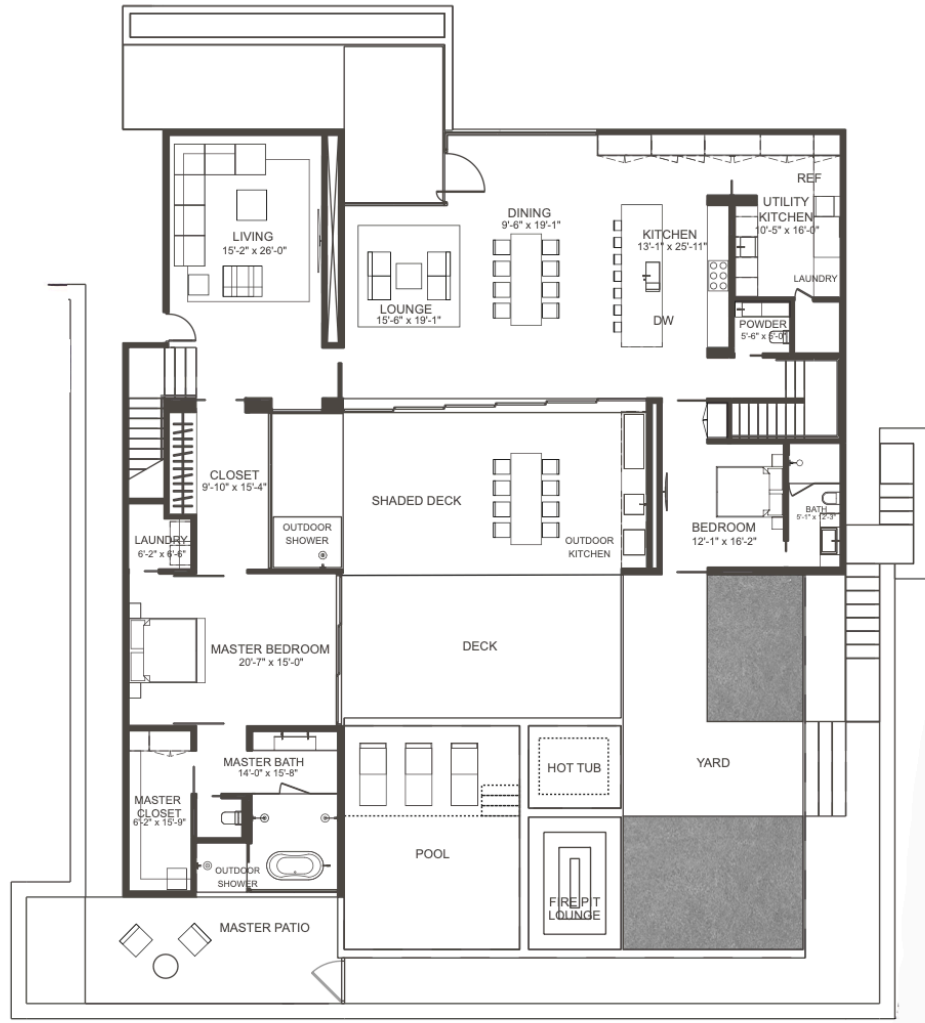
# NOTABLE FEATURES

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- 5,011 SQFT LIVING SPACE / .25 ACRE LOT
- 3 CAR GARAGE WITH EV CHARGERS
- 5 BEDROOMS
- 5 FULL BATHROOMS
- POWDER ROOM
- GOURMET KITCHEN
- BUTLERS PANTRY
- 3 LAUNDRY LOCATIONS
- WESTERN WINDOW SYSTEMS
- AV INTERCOM SYSTEM/SECURE ACCESS

- OUTDOOR DINING AND LIVING
- 2 OUTDOOR SHOWERS
- RESORT STYLE POOL/SPA
- OUTDOOR FIREPLACE
- GAGGENAU KITCHEN APPLIANCES
- LUTRON SUNNATA DIMMING SWITCHES
- SECURITY SYSTEM
- WIRED FOR BLINDS & SURROUND SOUND
- CUSTOM CLOSETS BY INSPIRED CLOSETS

# MAIN LEVEL



- PRIMARY SUITE
- SECONDARY EN-SUITE BEDROOM
- POWDER ROOM
- KITCHEN
- BUTLER'S PANTRY/UTILITY
- DINING + LOUNGE
- LIVING ROOM

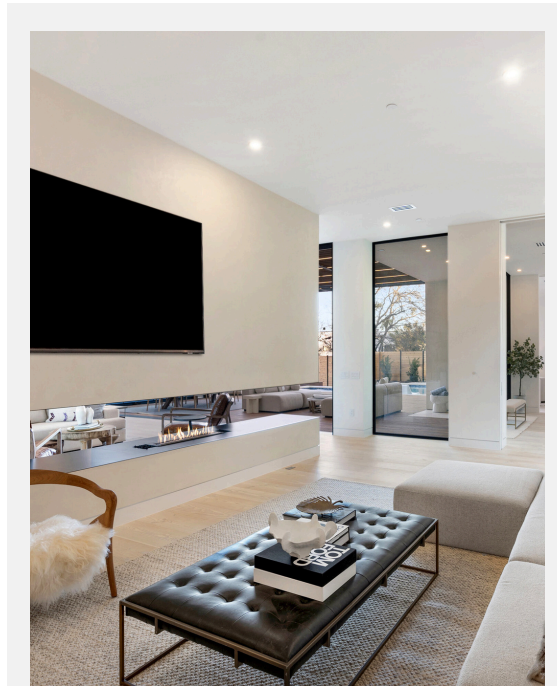
# LOUNGE & DINING



# LIVING AREA

## FEATURES

- OPEN-FACED FIREPLACE BY EUROPEAN HOME
- WIRED FOR SURROUND SOUND
- WIRED FOR BLINDS
- RECESSED LIGHTING
- DISTRESSED DOUGLAS FIR WOOD FLOORING



The H Series peninsula-style contemporary vent free gas fireplace is everything you are looking for and more. Open-faced fireplace, 3-sided style with a cantilevered top, beautiful fire media options, 99% efficiency rating, zero clearance with vent-free installation, saving money and almost eliminating architectural restrictions, modern frameless finish, and finally, a robust and adjustable flame that will bring warmth and allure to any space.

# KITCHEN



# KITCHEN & BUTLER'S PANTRY

## FEATURES

- CUSTOM DOUGLAS FIR CABINETRY
- DISTRESSED DOUGLAS FIR WOOD FLOORING
- CREMA MARFIL MARBLE COUNTERTOPS
- OVERSIZED WATERFALL KITCHEN ISLAND
- BUILT-IN WINE REFRIGERATOR
- GAGGENAU APPLIANCES
- PAWSON BY COCOON HARDWARE
- DISHWASHER IN KITCHEN & BUTLER'S PANTRY



CABINETS  
DOUGLAS FIR



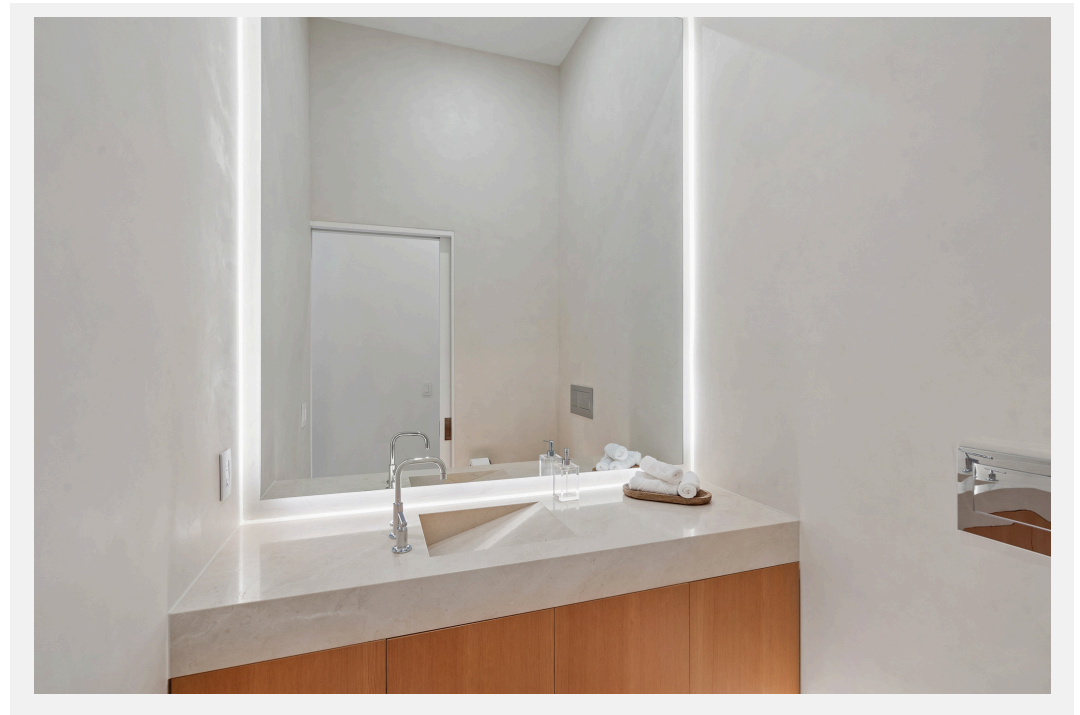
CREMA MARFIL MARBLE  
COUNTERTOPS



# MAIN LEVEL POWDER ROOM

## FEATURES

- CUSTOM VENETIAN PLASTER WALLS
- CUSTOM INTEGRATED COUNTERTOP & SINK
- CUSTOM DOUGLAS FIR CABINETRY
- PAWSON BY COCOON HARDWARE
- KOHLER TOILET WITH WALL FLUSH PLATE
- UNDER CABINET LIGHTING
- BACKLIT MIRROR

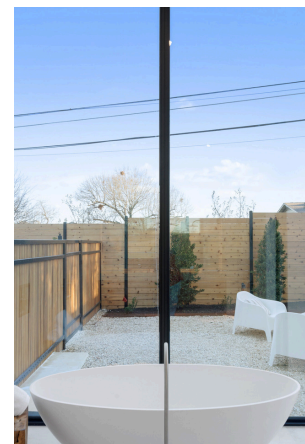
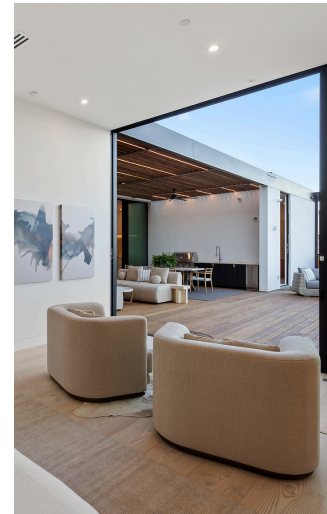


# PRIMARY SUITE

## FEATURES

- MAIN FLOOR PRIMARY SUITE
  - FLOOR TO CEILING WINDOWS
  - DISTRESSED DOUGLAS FIR WOOD FLOORING
  - CUSTOM CLOSETS BY INSPIRED CLOSETS
  - IN-SUITE LAUNDRY
  - WIRED FOR SHADES & SURROUND SOUND
  - PRIVATE OUTDOOR LOUNGING & SHOWER
- BATH

- VENETIAN PLASTER WALLS
- CUSTOM INTEGRATED COUNTER & SINK
- CUSTOM DOUGLAS FIR CABINETRY
- UNDER CABINET LIGHTING
- BACK-LIT MIRROR
- DOUBLE SHOWER HEADS
- GARDEN TUB



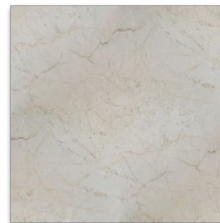
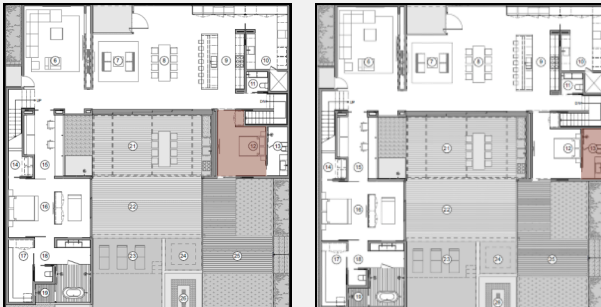
# MAIN LEVEL SECONDARY BEDROOM & BATHROOM / OFFICE

## FEATURES

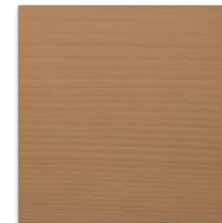
- MAIN LEVEL EN-SUITE SECONDARY BEDROOM
- FLOOR TO CEILING WINDOW
- AMPLE NATURAL LIGHT
- BUILT-IN WALL CLOSET WITH SHELVING
- DISTRESSED DOUGLAS FIR WOOD FLOORING

## BATH

- WALK-IN SHOWER
- CREMA MARFIL MARBLE COUNTERTOP & SHOWER TILES
- CUSTOM DOUGLAS FIR CABINETS

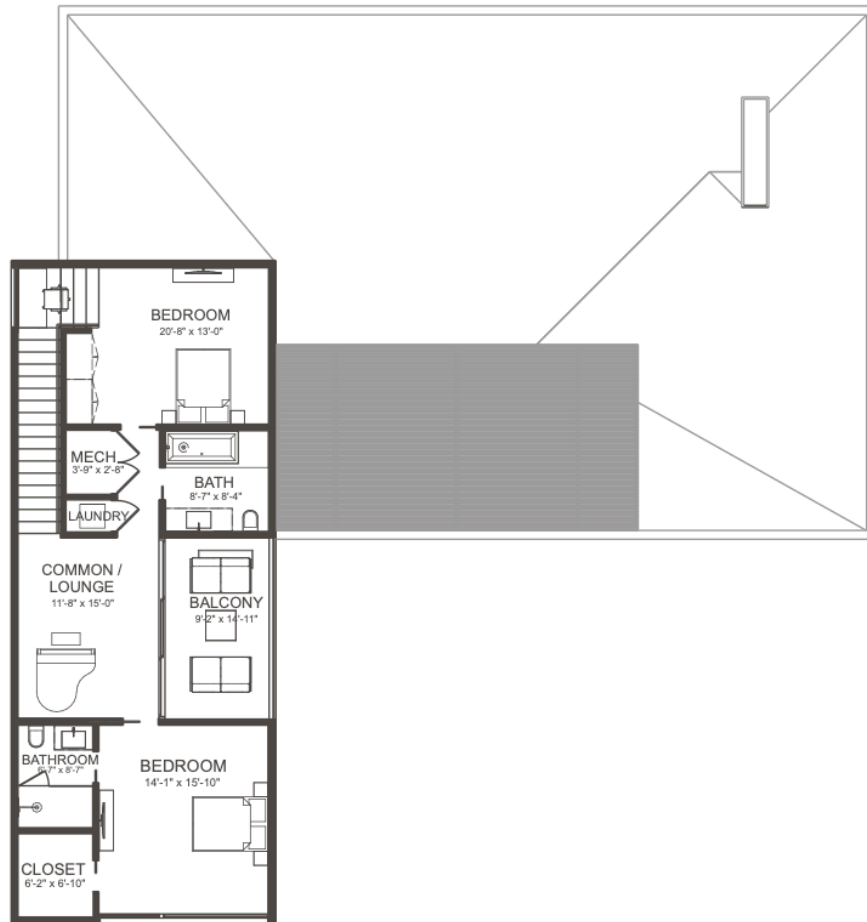


CREMA MARFIL  
MARBLE  
COUNTERTOPS



DOUGLAS FIR  
CABINETRY

# UPPER LEVEL



- 2 BEDROOMS
- 1 EN-SUITE BATHROOM
- 1 COMMON SPACE BATHROOM
- TERRACE OVERLOOKING BACKYARD WITH CITY VIEWS
- STACKABLE LAUNDRY CLOSET

# UPPER LEVEL

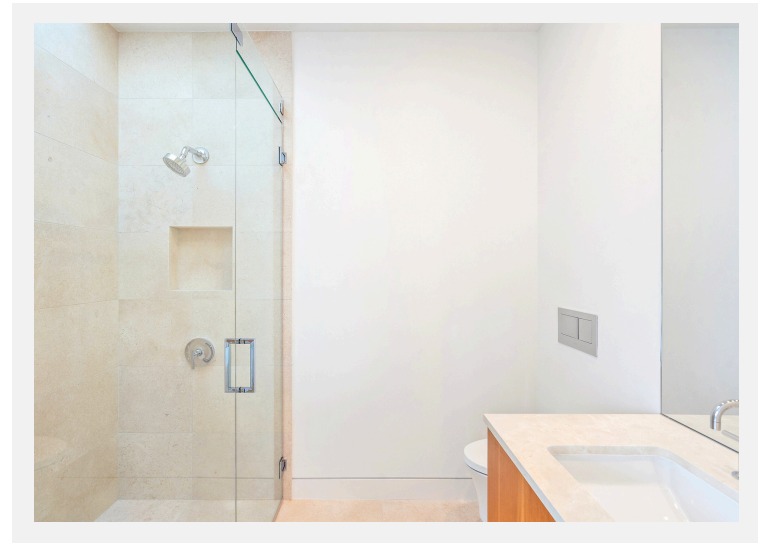
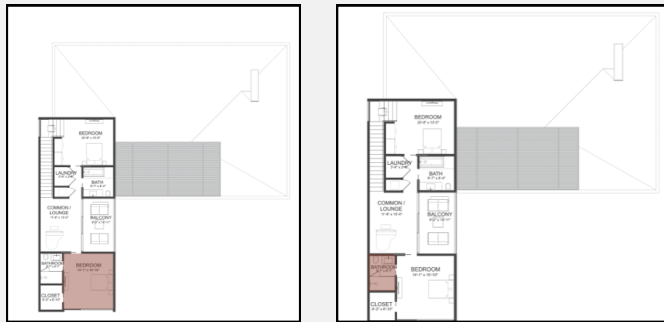
## EN-SUITE BEDROOM & BATHROOM

### FEATURES

- UPPER LEVEL
- PRIVATE BATHROOM
- FLOOR-TO-CEILING WINDOWS FT. FRENCH CASEMENT WINDOWS & VIEWS
- WALK-IN CLOSET WITH BUILT-IN SHELVING
- DINESEN WOOD FLOORING

### BATH

- WALK-IN SHOWER WITH SKYLIGHT
- CREMA MARFIL MARBLE COUNTERTOP
- CUSTOM DOUGLAS FIR CABINETRY
- KOHLER TOILET WITH WALL FLUSH PLATE
- TILE FLOORING



# UPPER LEVEL BEDROOM + BATHROOM

## FEATURES

- MAIN LEVEL SECONDARY BEDROOM
- FLOOR-TO-CEILING WINDOW FT. FRENCH CASEMENT WINDOWS
- BUILT-IN CLOSET SHELVEING
- SKYLIGHT
- DISTRESSED DOUGLAS FIR WOOD FLOORING

## BATH

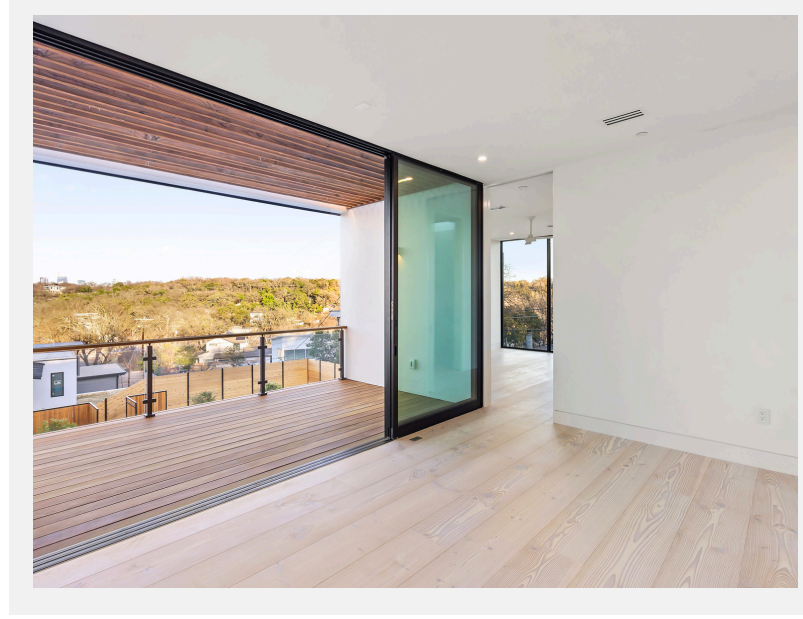
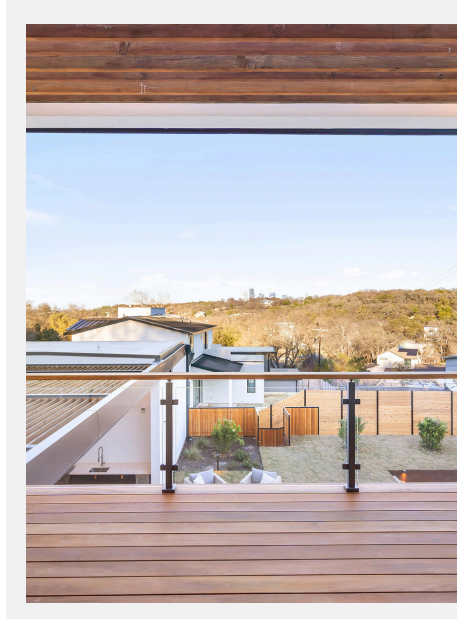
- UPPER LEVEL COMMON BATH
- SHOWER + SOAKING TUB WITH SKYLIGHT
- CREMA MARFIL MARBLE COUNTERTOP
- CUSTOM DOUGLAS FIR CABINETRY
- KOHLER TOILET WITH WALL FLUSH PLATE
- TILE FLOORING



# UPPER LEVEL TERRACE / COMMON LOUNGE

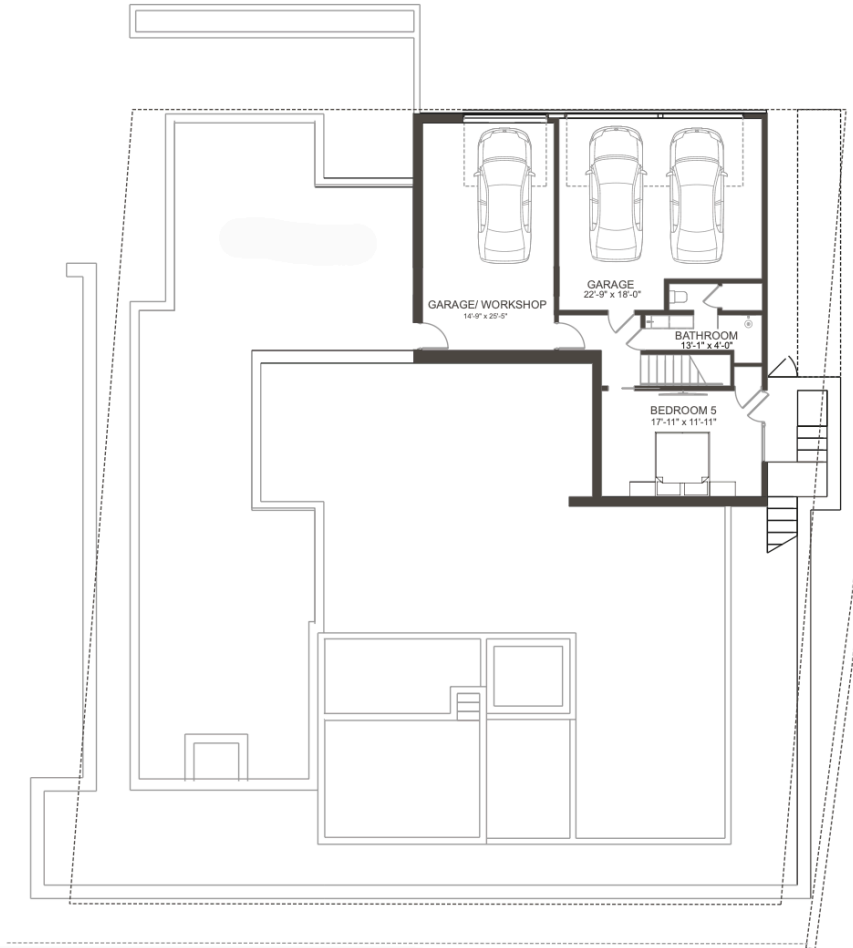
## FEATURES

- GLASS RAILING
- CUSTOM BRAZILIAN GARAPA
- BACKLIT HANDRAIL
- OVERLOOKING BACKYARD
- CITY VIEWS
- FLOOR TO CEILING WINDOW SLIDING DOOR



BRAZILIAN GARAPA  
WOOD DECK

# LOWER LEVEL

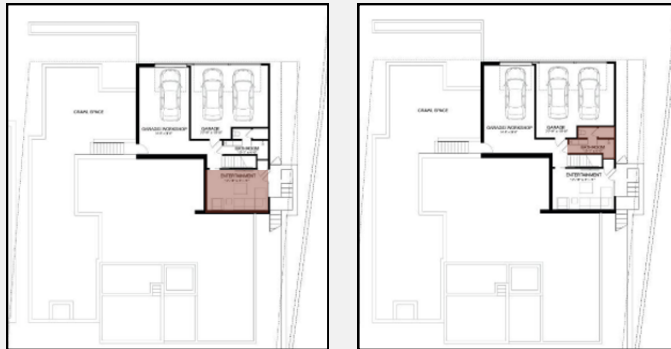


- 1 BEDROOM
- 1 FULL BATH
- 2 CAR GARAGE
- 1 CAR CONDITIONED GARAGE/WORKSHOP

# LOWER LEVEL ROOM + BATH

## FEATURES

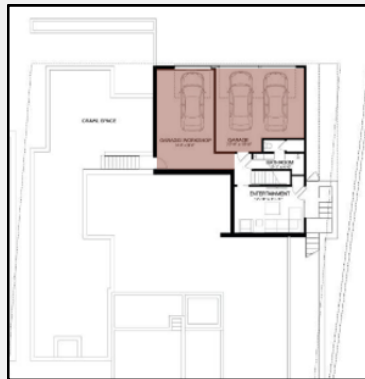
- LOWER LEVEL PRIVATE ROOM WITH ACCESS TO FULL BATH
- CLOSET
- EXTERIOR DOOR
- SEALED CONCRETE FLOORING WITH MATTE FINISH
- PERFECT SPACE FOR A WORKOUT ROOM
- BATH
- CUSTOM INTEGRATED COUNTERTOP + SINK
- WALK-IN SHOWER
- CUSTOM DOUGLAS FIR CABINETRY
- PAWSON BYCOCOON HARDWARE



# GARAGE

## FEATURES

- FULL-VIEW ALUMINUM GARAGE DOORS BY THE QUALITY GARAGE DOOR
- 1-CAR CONDITIONED GARAGE / WORKSHOP
- 2-CAR SEPARATED
- EPOXY FLOORING
- DEHUMIDIFIER IN CRAWL SPACE
- 3 EV CHARGERS



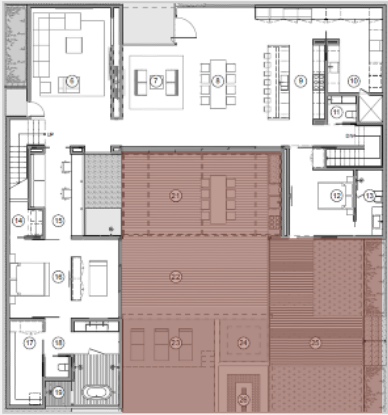
# OUTDOOR LIVING & POOL



# OUTDOOR DINING / LIVING & POOL

## FEATURES

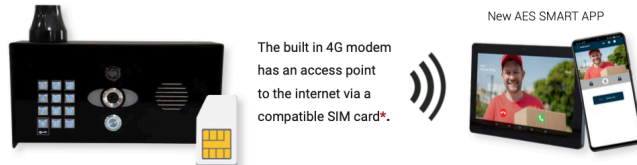
- RESORT-STYLE POOL + SPA
- OUTDOOR LIVING & DINING
- OUTDOOR SHOWER
- BRAZILIAN GARAPA WOOD DECKING
- SEDONA GRILL
- SCOTSMAN ICE-MAKER
- LOUNGING AREA WITH FIREPIT



## ENTRY INTERCOM

### PRAETORIAN GUARD

IP - 4G Video Intercom System



New AES SMART APP

The built in 4G modem has an access point to the internet via a compatible SIM card\*.

#### Installer / User App



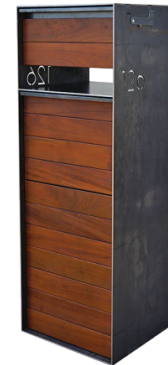
You can now use the all-new **AES SMART APP** to control the Praetorian Guard Intercom. Using a sleek new user interface, ensuring a more user-friendly experience and improved functionality.

#### How about units that are already installed?

The old PCB's (V68) can use both Praetorian Guard & AES SMART apps (If using AES SMART, new features will not be available to them).

New PCB's (v80+) can only use the AES SMART app.

## CUSTOM MAILBOX DESIGN



CLOSED



MAIL DROP



PACKAGE DROP

