



2605 ROCKINGHAM DRIVE
AUSTIN, TX 78704



ARCHITECTURE BY BLACK RABBIT
INTERIOR DESIGN BY BLUEBEIGE

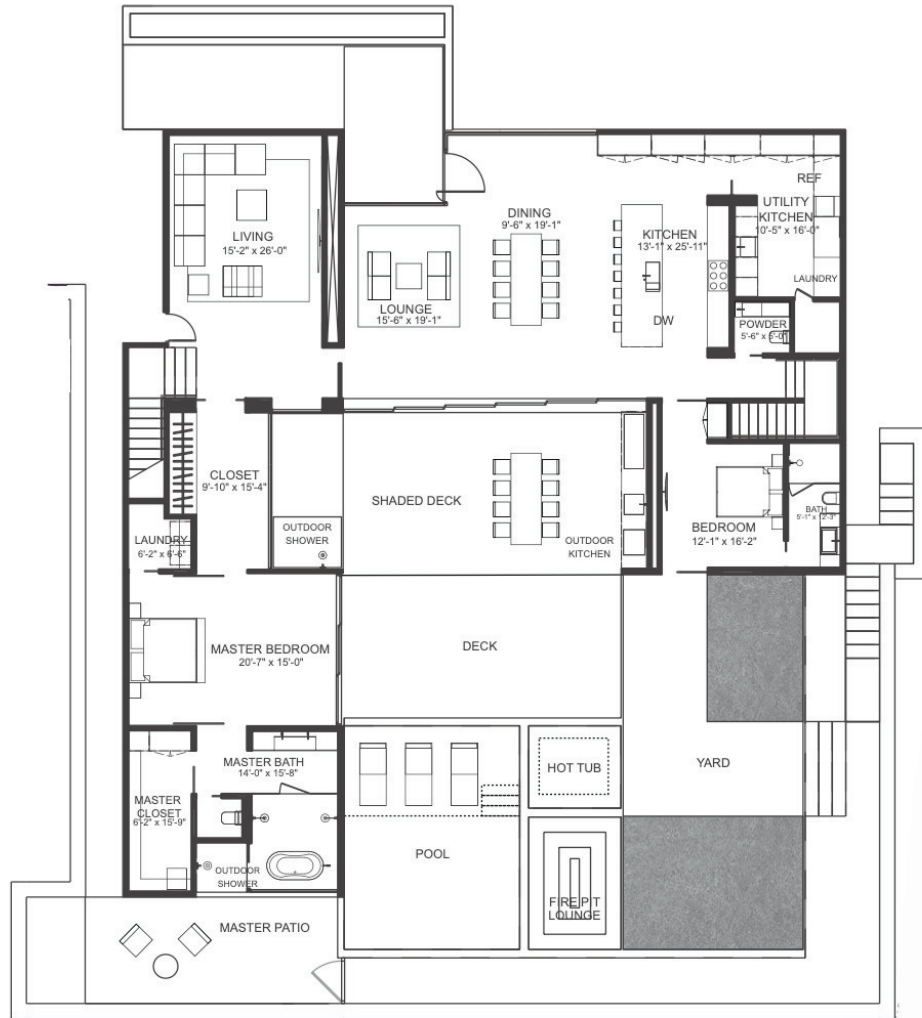


NOTABLE FEATURES

- 4,467 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

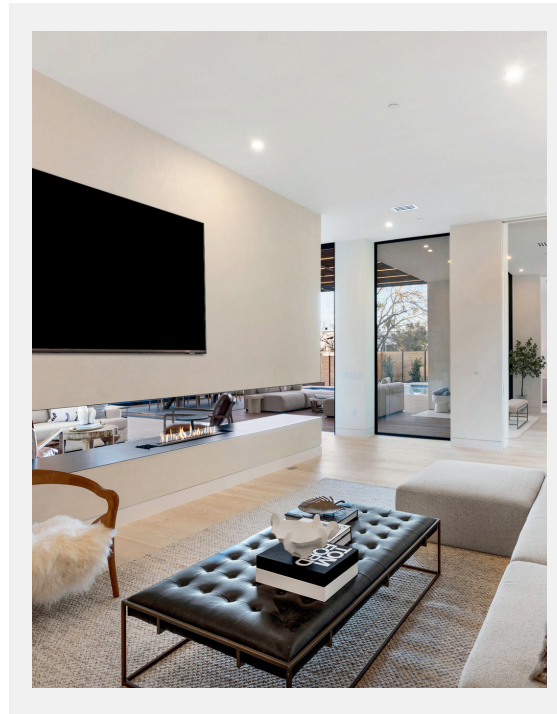
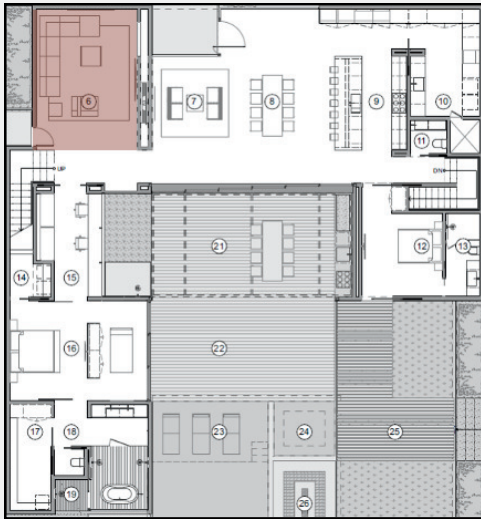
LOUNGE & DINING



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



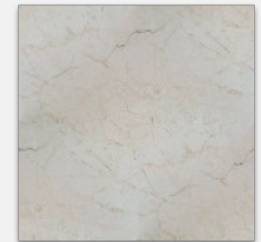
KITCHEN & BUTLER'S PANTRY

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



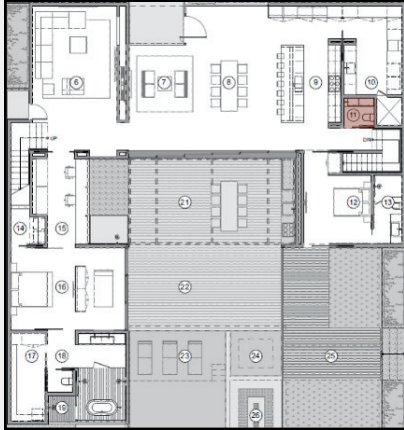
CREMA MARFIL MARBLE
COUNTERTOPS



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



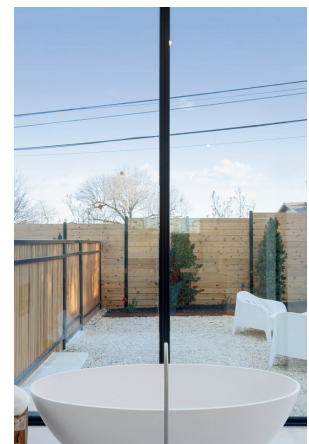
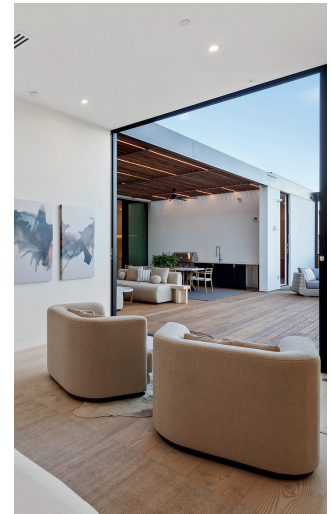
PRIMARY SUITE

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



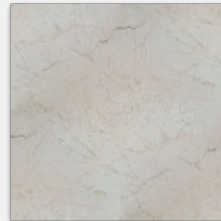
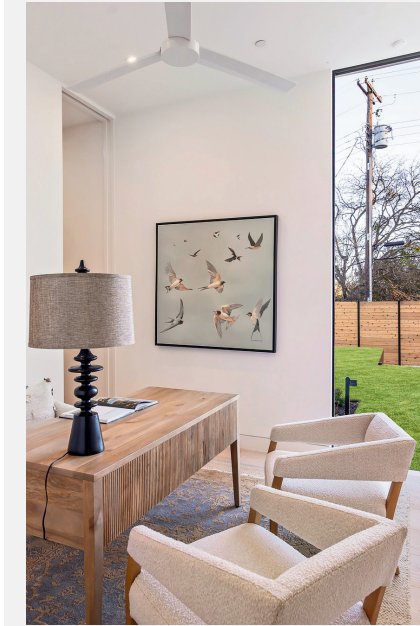
MAIN LEVEL SECONDARY BEDROOM & BATHROOM / OFFICE

FEATURES

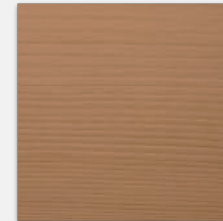
- Main level en-suite secondary bedroom
- Floor to ceiling window
- Ample natural light
- Built-in wall closet with shelving
- Distressed Douglas Fir wood flooring

Bath

- Walk-in shower
- Crema Marfil marble countertop & shower tiles
- Custom Douglas Fir cabinets

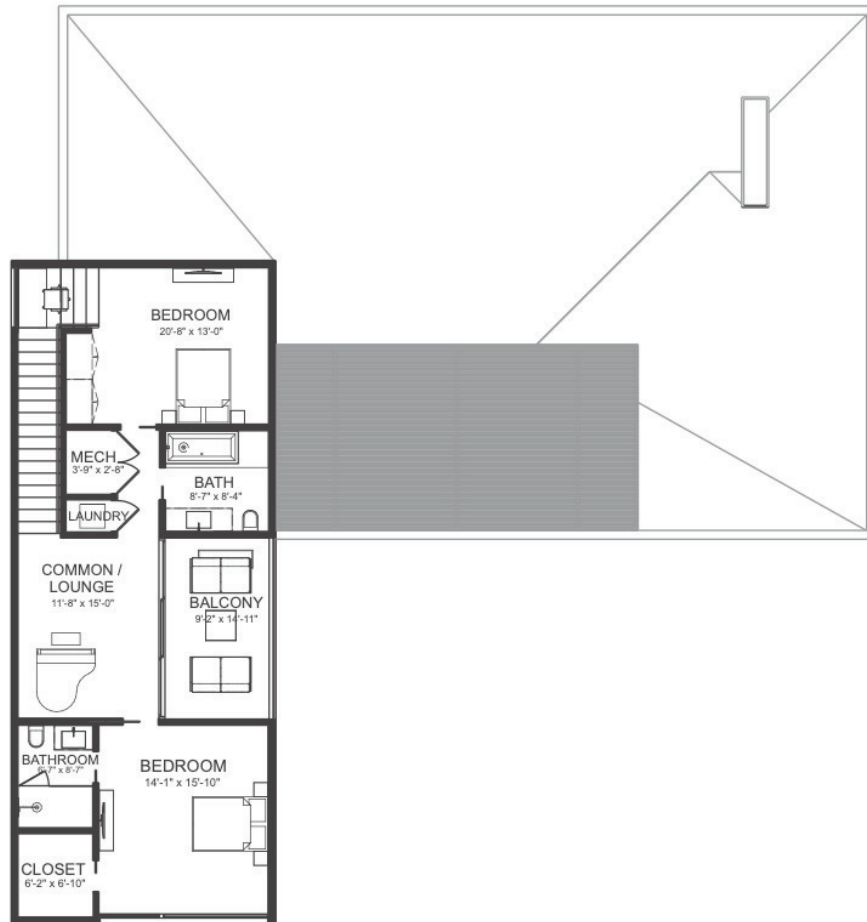


CREMA MARFIL
MARBLE
COUNTERTOPS



DOUGLAS FIR
CABINETRY

UPPER LEVEL



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

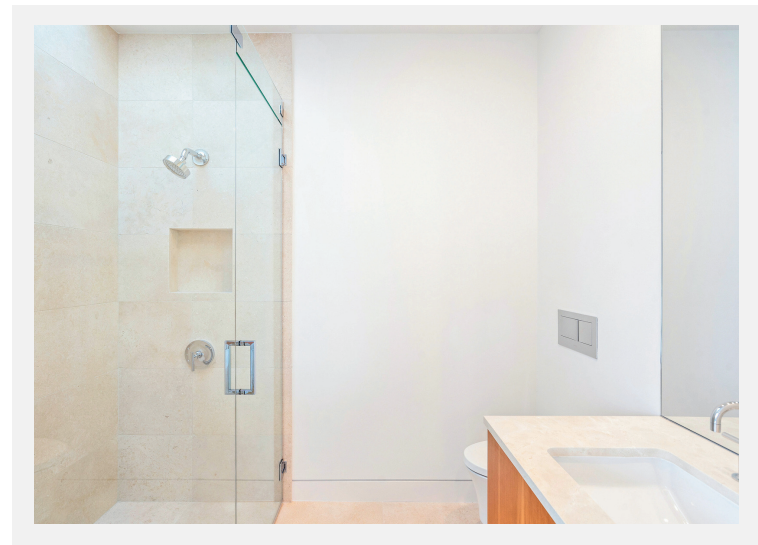
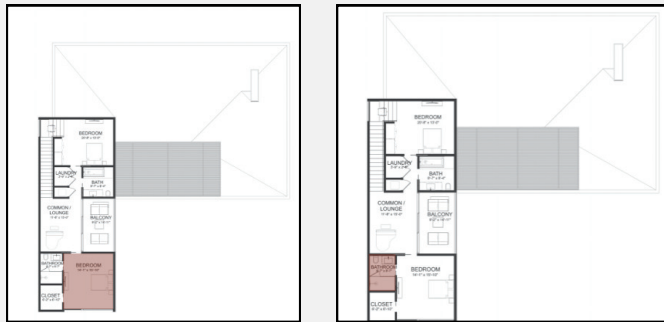
UPPER LEVEL EN-SUITE BEDROOM & BATHROOM

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 shelving
- Skylight
- Distressed Douglas Fir wood flooring

Bath

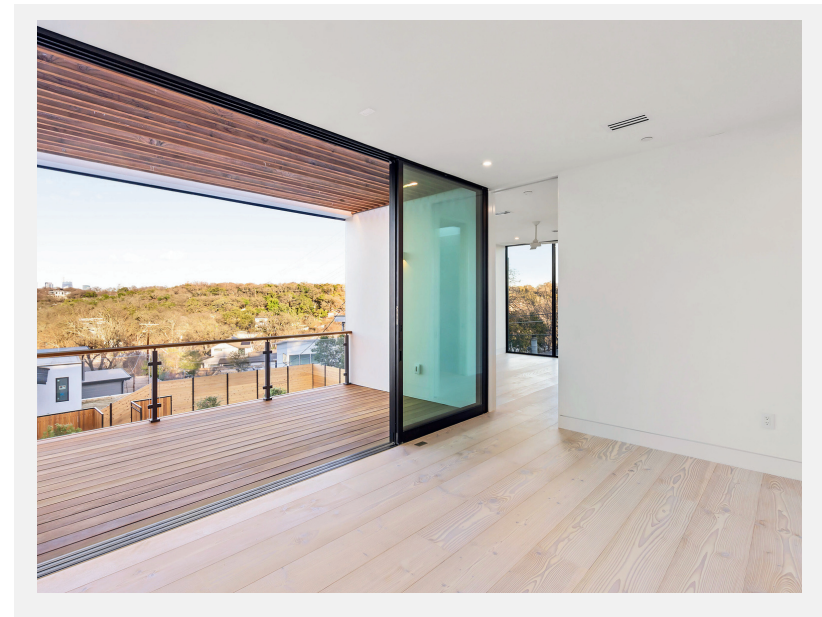
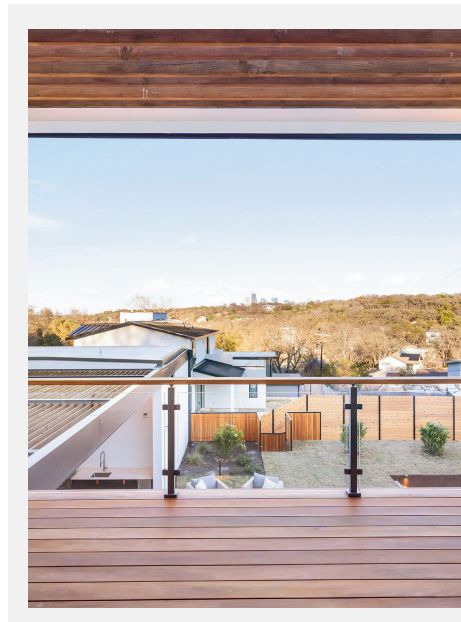
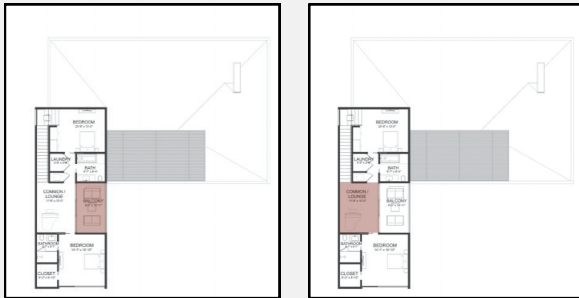
- Upper level common bath
- Shower + soaking tub with skylight
- Crema Marfil marble countertop
- Custom Douglas Fir cabinetry
- Kohler toilet with wall flush plate
- Tile flooring



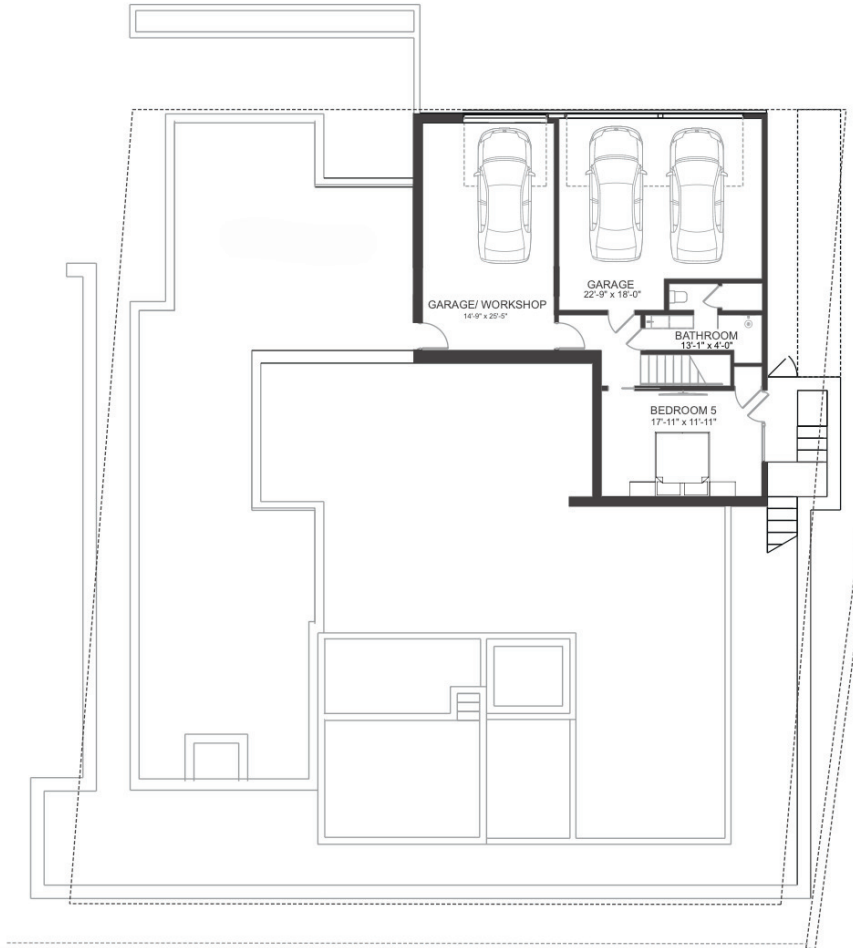
UPPER LEVEL TERRACE / COMMON LOUNGE

FEATURES

- Glass railing
- Custom Brazilian Garapa wood flooring
- Backlit handrail
- Overlooking backyard
- City views
- Floor to ceiling window sliding door



LOWER LEVEL



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

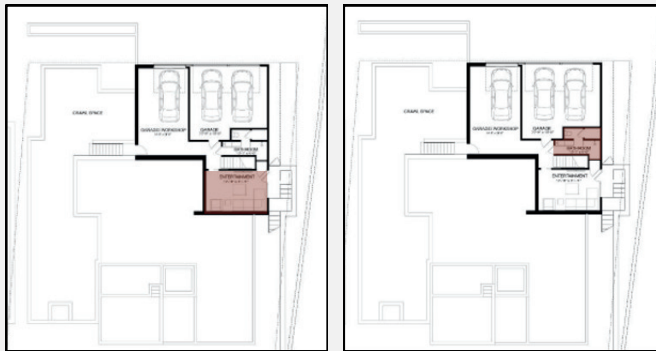
LOWER LEVEL ROOM + BATH

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

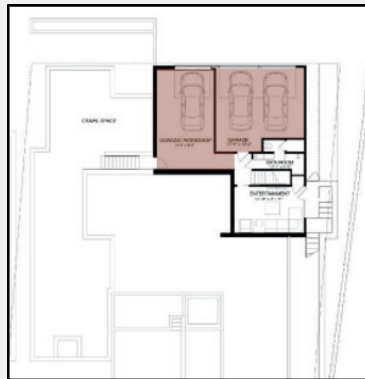
- Custom integrated countertop + sink
- Walk-in shower
- Custom Douglas Fir cabinetry
- Pawson byCocoon hardware



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



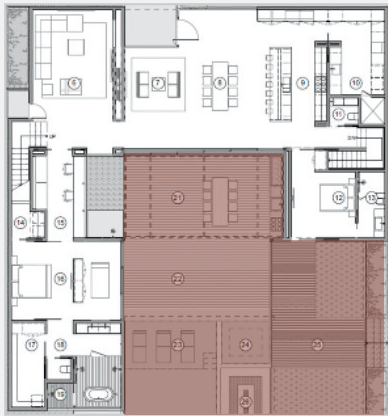
OUTDOOR LIVING & POOL



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 fire-pit



ENTRY INTERCOM



PRAETORIAN GUARD

IP - 4G Video Intercom System



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



New AES SMART APP



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.