

# PROPERTY PROFILE

## 2605 ROCKINGHAM DRIVE

AUSTIN, TX 78704



### Darin Walker

Luxury Real Estate Advisor  
Elite25 | Luxury League



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## CONTEMPORARY MASTERPIECE IN BARTON HILLS

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[WWW.2605ROCKINGHAM.COM](http://WWW.2605ROCKINGHAM.COM)

Welcome to 2605 Rockingham Drive, the pinnacle of opulent living in Austin's prestigious Barton Hills. This architectural marvel, meticulously crafted by Convergent Group, Black Rabbit Studio, and Blue Beige Designs, epitomizes luxury with its exquisite finishes, meticulous design, and unparalleled resort-style amenities. Encompassing over 5,000 square feet, this new-build residence features five lavish bedrooms and 5.5 exquisitely appointed bathrooms, embodying the zenith of refinement and elegance. As you step inside, you are greeted by a grand open-concept layout that masterfully blends the living and dining spaces. Expansive floor-to-ceiling lanai doors open to an inviting pool deck and patio, seamlessly merging indoor and outdoor living. The gourmet kitchen, outfitted with cutting-edge Gaggenau appliances, a butler's pantry, and a generously sized island, is perfect for both culinary creations and sophisticated entertaining. A double-sided modern fireplace delineates the living and lounge areas, providing multiple spaces for entertaining. The primary suite is a sanctuary of tranquility, featuring an indoor/outdoor shower and a luxurious soaking tub. Bathed in natural light, it includes dual walk-in closets, direct access to the pool and deck area, and a separate outdoor lounge area. Four additional bedrooms, located on the main and upper levels, offer ample space and access to a stunning second-floor terrace. Designed with entertaining in mind, the residence boasts a dedicated game and media room, a utility kitchen ideal for catering, and an outdoor fire pit lounge. The outdoor space is a masterpiece, featuring a beach-entry pool with built-in seating, a heated spa, an outdoor kitchen, and a covered patio. Conveniently located near award-winning restaurants, local music venues, Zilker Park, Barton Springs, and Austin International Airport, this home embodies the essence of contemporary luxury and sophistication.



# PROPERTY FEATURES

## HOME SPECIFICATIONS

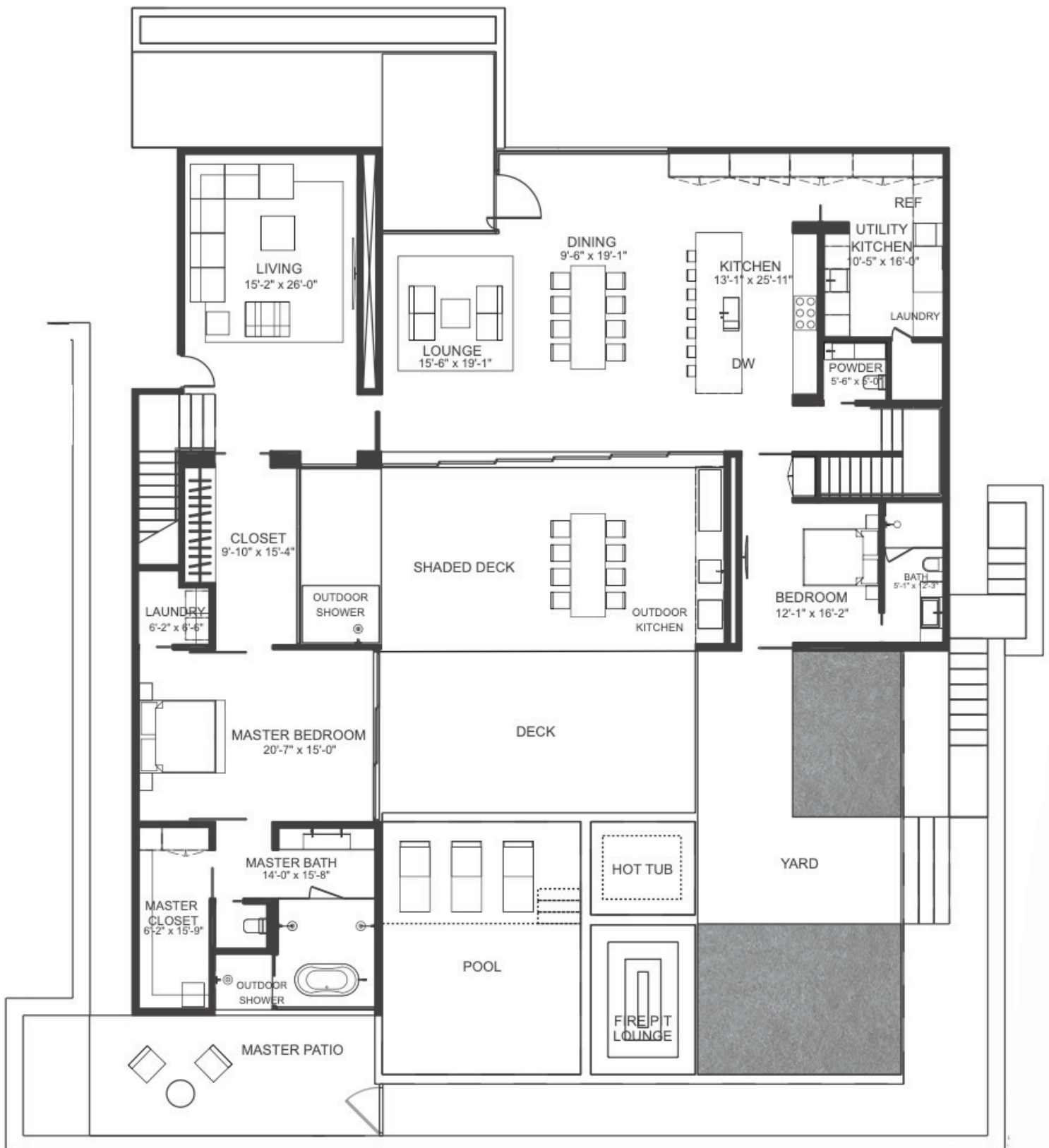
- Builder: Convergent Real Estate Group
- Project Designer: Black Rabbit Design
- Interior Designer: Bluebeige Designs
- Year Built: 2024
- 5,011 SQFT Living / 0.25 Acre Lot
- 5 Bed / 5.5 bath
- 3 Living / 2 Dining
- 3 Car Garage with EV Chargers

## HOME FEATURES

- Second-floor terrace with city views
- Gaggenau appliances
- Wine refrigerator
- Chefs kitchen + butler's pantry
- Distressed Douglas Fir wood floors
- Crema Marfil Marble Countertops
- 3 laundry locations (primary, utility, upper level)
- Lutron dimming light switches
- Fully fenced backyard + private outdoor lounging off of primary
- Open-air fireplace between dining and living
- Custom closets In primary by Inspired Closets
- Indoor/outdoor shower in primary
- Outdoor living + kitchen with grill & Ice-maker
- Outdoor fireplace
- Resort style pool + spa
- Security system Installed
- Wired for blinds & surround sound



# FLOOR PLAN - Main Level

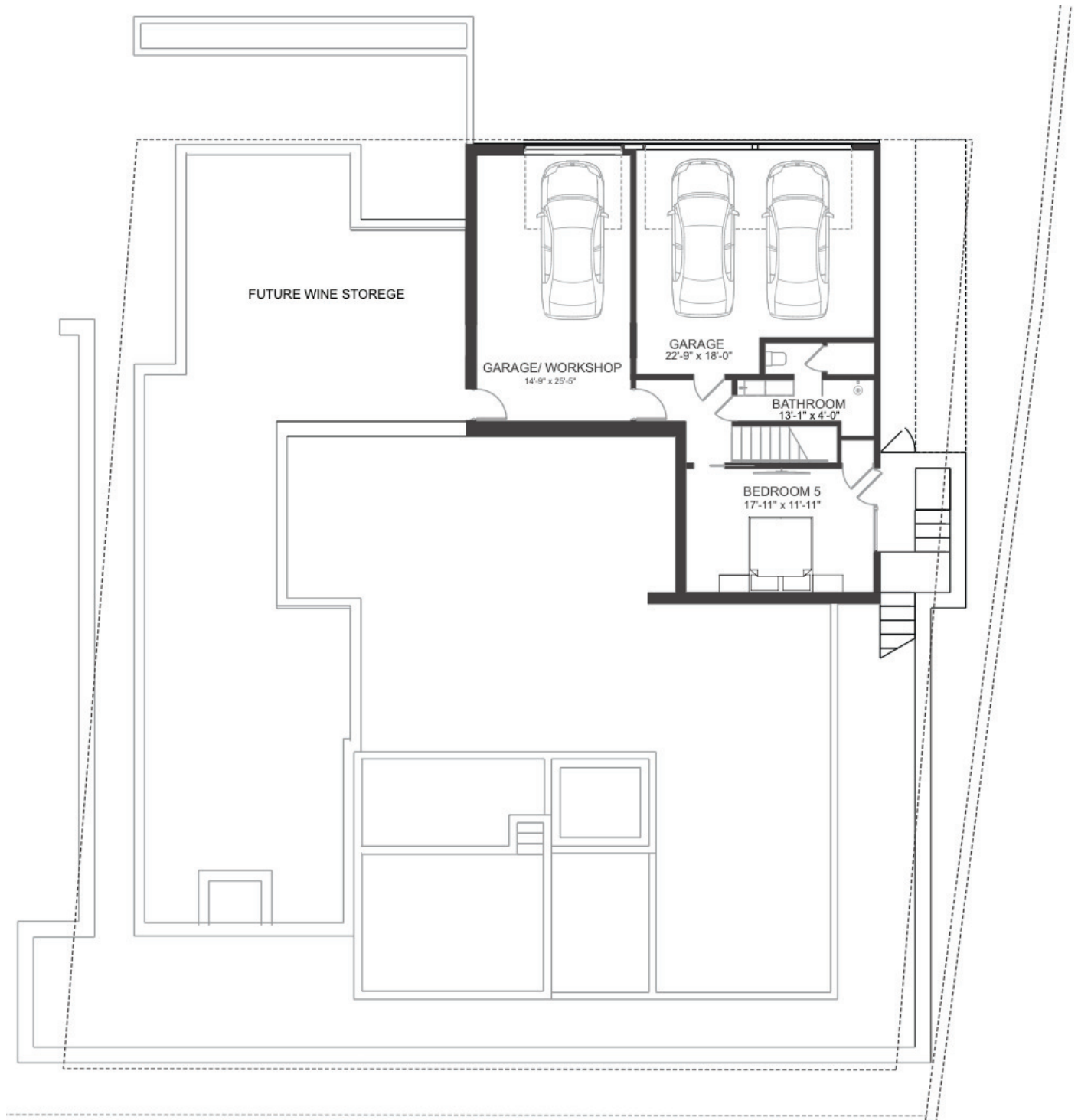




# FLOOR PLAN - Upper Level

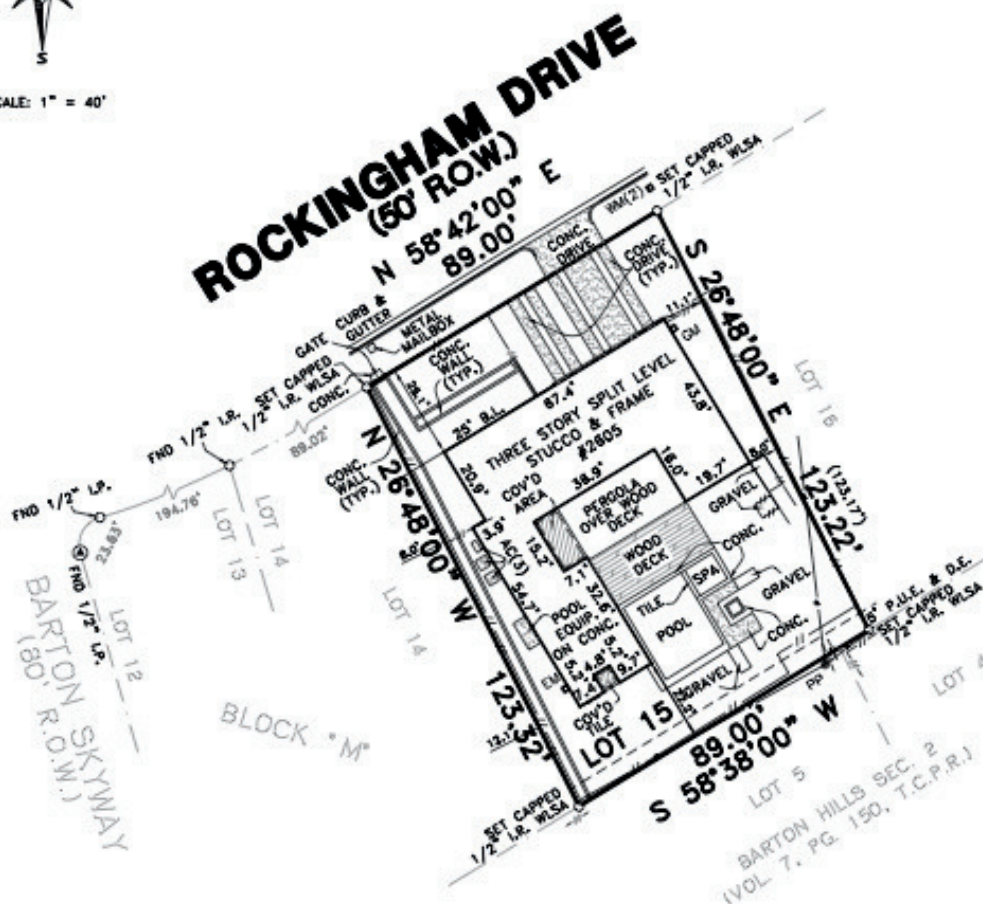


# FLOOR PLAN - Garage / Lower Level





SCALE: 1" = 40'



### LEGEND

- GM - GAS METER
- EM - ELECTRIC METER
- WM - WATER METER
- WV - WATER VALVE
- PP - POWER POLE
- P - OVERHEAD POWER LINE
- W - WOOD FENCE
- C - CHAINLINK FENCE
- B.L. - BUILDING LINE
- D.E. - DRAINAGE EASEMENT
- P.U.E. - PUBLIC UTILITY EASEMENT
- ( ) - RECORD INFORMATION
- ⊙ - CONTROL MONUMENT

### NOTES:

- 1) SUBJECT TO RESTRICTIVE COVENANTS BY VOL. 8, PG. 116, T.C.P.R.
- 2) SUBJECT TO AN ELECTRIC UTILITY EASEMENT (BLANKET-IN-NATURE) BY DOC. NO. 2023123616, T.C.O.P.R., DOES NOT APPEAR TO AFFECT SUBJECT PROPERTY PER FIELD INSPECTION AT TIME OF SURVEY, EXCEPT AS SHOWN.
- 3) SUBJECT TO ALL APPLICABLE CITY AND/OR COUNTY DEVELOPMENT CODES AND ORDINANCES.

ALL BEARINGS ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED. ALL EASEMENTS AND BUILDING LINES ARE BASED ON THE RECORDED PLAT, UNLESS OTHERWISE NOTED. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY HAS BEEN COMPILED IN ACCORDANCE WITH INFORMATION CONTAINED IN THE TITLE COMMITMENT REFERENCED IN GF NO. 2512176-WLK

### SURVEY OF

LOT 15, BLOCK "M", BARTON HILLS, SECTION 3, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 8, PAGE 116, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

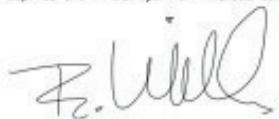
THIS TRACT IS LOCATED WITHIN FLOOD ZONE "X(UNSHADE)" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 480624 0445 K, REVISED JANUARY 22, 2020. FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

PURCHASER	-	LENDER CO.	-
ADDRESS	2605 ROCKINGHAM DRIVE	TITLE CO.	INDEPENDENCE TITLE

  
**Windrose Land Services - Austin**  
4120 Commercial Center Dr.  
Suite 300  
Austin, Texas 78744  
TEL. (512) 326-2100 FAX (512) 326-2770



I do hereby certify that this survey was this day made on the ground and that this plat correctly represents the property legally described hereon (or on attached sheet). That the facts found at the time of this survey show the improvements and that there are no encroachments apparent on the ground, except as shown. Surveyor for Windrose Land Services - Austin.



05/30/25

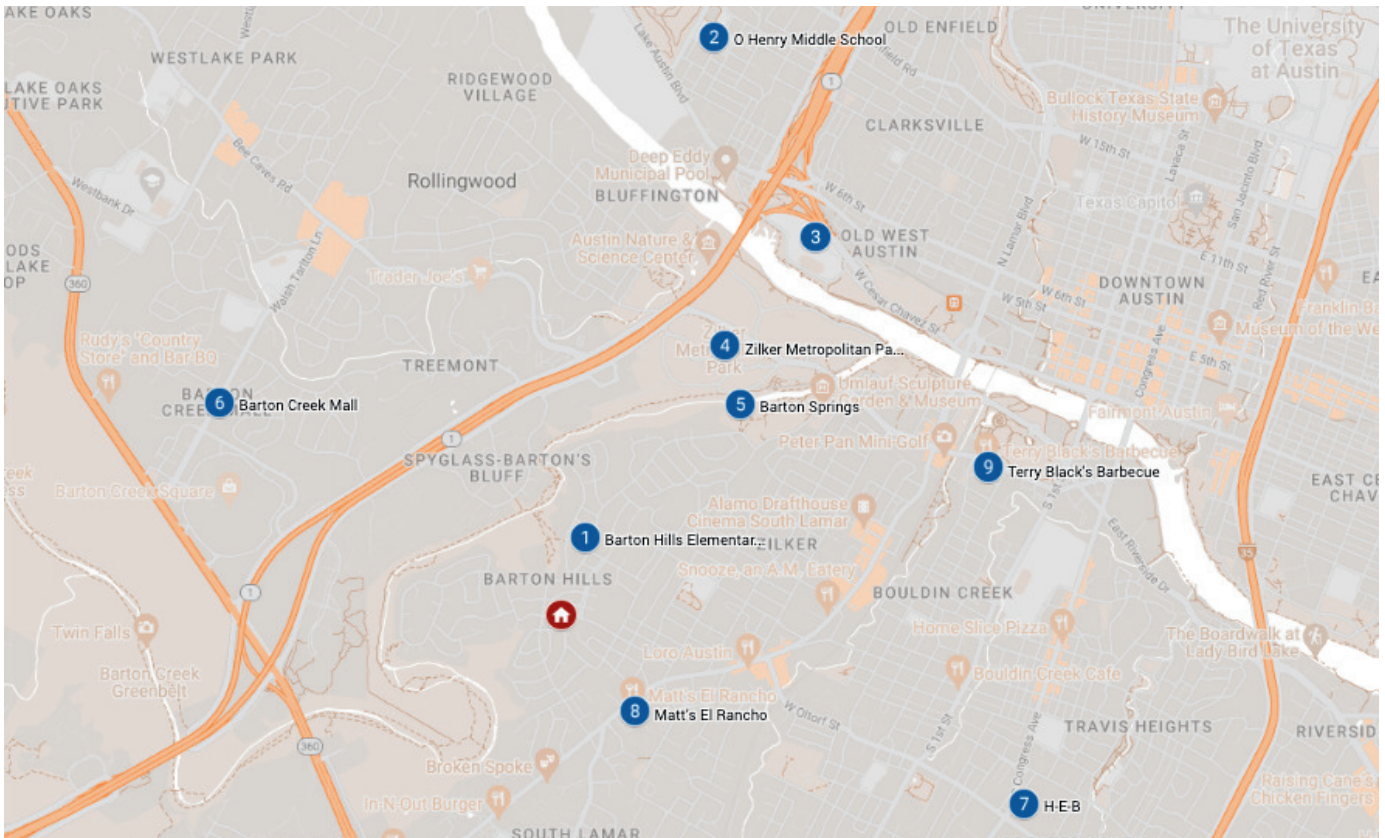
FIRM REGISTRATION NO. 10110400

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FIELD WORK	05/29/25	CW	DRAFTED BY	05/30/25	GW	CHECKED BY	05/30/25	RW
REVISION	-	-	-	-	-	MAPSCO PAGE	JOB NO.	
REVISION	-	-	-	-	-	614 E	38104	



# NEIGHBORHOOD LOCATION MAP



## POINTS OF INTEREST

1. Barton Hills Elementary
2. O Henry Middle School
3. Austin High School
4. Zilker Metropolitan Park
5. Barton Springs
6. Barton Creek Mall
7. H-E-B
8. Matt's El Ranch
9. Terry Black's Barbecue

