

# 11402-3 Rim Rock Trail

## Features



### Warranty/Utility/Infrastructure

- Insurance-backed 1-2-10 year Home Warranty by StrucSure
- Simply Safe alarm system with motion detection, interior camera, smoke detection, entry door detection, and a smart doorbell
- 350-gallon in-ground propane tank
- Propane hookup on the pool deck
- Aerobic septic system with 2-year maintenance contract (already paid for)
- 2 tankless water heaters (installed in the interior closet on the back side of the house)
- Installed gutters
- Trex brand (composite decking) floating decks for 2nd-floor balconies
- Full-foam insulation on all exterior walls and roof deck
- Standing seam metal and commercial-grade TPO roof
- Western Window Systems brand wall sliding glass doors
- Crank open casement windows
- Oversized Low-E windows
- LED low-voltage exterior lighting
- Gated entrance with motorized drive-thru gate, remote, and keypad
- Engineered post-tension cable slab foundation with a 10-year warranty
- Water: Western Travis County Public Utility Agency
- Electric: Pedernales Electric Cooperative
- Designer pool and spa with smart capabilities and waterfall features

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### Exterior Design

- Stucco and brick exteriors, with decorative wood accents (no siding)
- Full landscaping treatment with installed irrigation
- Pervious pavers throughout (driveway at gate, pool deck)
- Floating concrete stairs from garage to pool deck
- Custom concrete and cedar fencing around the perimeter
- Natural areas for privacy-buffer zones around the house with large Heritage Oaks and Cedar Elms throughout the property
- Outdoor shower in a private courtyard off the primary bathroom
- Exterior design finish selections by SLIC Design

### Interiors

- Natural walnut entry millwork
- Wide-plank, white oak wood flooring
- Solid core doors
- 8-inch baseboards and 1x2 custom trim around doors
- Moen Align plumbing fixtures
- Custom lighting fixtures
- LED 4-inch recessed, integrated can-lighting
- Custom Silestone/quartz countertops and under-mount sinks
- One-piece commodes
- Rectangular, low step-over tubs
- Interior design finish selections by SLIC Design

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### Kitchen / Pantry / Utility

- Chef's kitchen with Thermador appliance package
- 48" Thermador cooktop (propane)
- 48" chimney vent hood
- 48" paneled refrigerator and freezer
- Paneled dishwasher
- Paneled wine refrigerator
- Custom walnut and white wood cabinets from Brown & Beaux with soft close doors and drawers
- Built-in spice rack
- Integrated waste bin
- Quartz countertops and backsplash
- Oversized kitchen island with waterfall edges
- Wifi-enabled appliances (oven)
- Walk-in pantry with custom built-in shelving
- Room for a second refrigerator across from the pantry
- Large utility room with built-in storage and sink
- Pre-wired (data/cable) with structured wiring box in the utility room

### Living / Dining

- Built-in media console
- 50" dual-sided, see-through LED fireplace between dining and living areas
- Custom floating stairs
- Custom light fixtures

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### Primary Suite

- Custom built-in shelving at primary suite entry
- Spa-style primary bathroom with free-standing tub and walk-in double shower with 2 mounted shower heads + 1 handheld shower head
- Floating vanities with motion-activated LED lights in the primary bathroom
- Oversized walk-in primary closet designed by Inspired Closets with custom built-in shelving and 2 built-in dressers

### Studio Apartment

- Kitchenette with mini-fridge and Thermador drawer microwave
- Full bathroom with shower/tub
- Overlook balcony with view of pool and hill country

### Garage

- Epoxy floor
- Insulated black metal garage door with full frosted glass paneling
- Electric car charging outlet
- Belt drive garage door opener with keypad

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