

A Hilltop Estate

18 NOB HILL CIRCLE · WEST LAKE HILLS, TEXAS

DESIGNED BY AXEL VERVOORDT



cedarglow

REVEALING WHAT BELONGS HERE

A CEDARGLOW VISION BOOK

What could this property become?

A vision for the Axel Vervoordt-designed estate
at 18 Nob Hill Circle, West Lake Hills.

Let the land lead the design.

Some sites accept any house. This one does not. A 1.64-acre summit with this much fall, this much weather, and this long a view answers only to a building that hugs the land rather than crowns it — low, horizontal, quiet on approach, saving its drama for the western edge where the ground drops away to the city and the lake.

That building already exists — designed by Axel Vervoordt: a crescent of stone and timber that follows the contour of the hill, anchored by a single belvedere tower, wrapped in deep loggias against the Texas sun. Its character is not fashion. It is permanence — limestone laid in courses, heavy timber, planted terraces, water moving down the grade. A house that looks older than the money around it, and will still look right in fifty years.

This is the highest expression of the property: not a larger house or a glossier one, but the most uncompromising version of the one the land has already chosen. In a market crowded with glass trophies that date by the season, restraint is the rarest luxury — and the most durable. The pages that follow make the case in full: first that the vision is right, then that it is buildable, then that it makes market sense. The renderings only confirm a conclusion the land argued first.



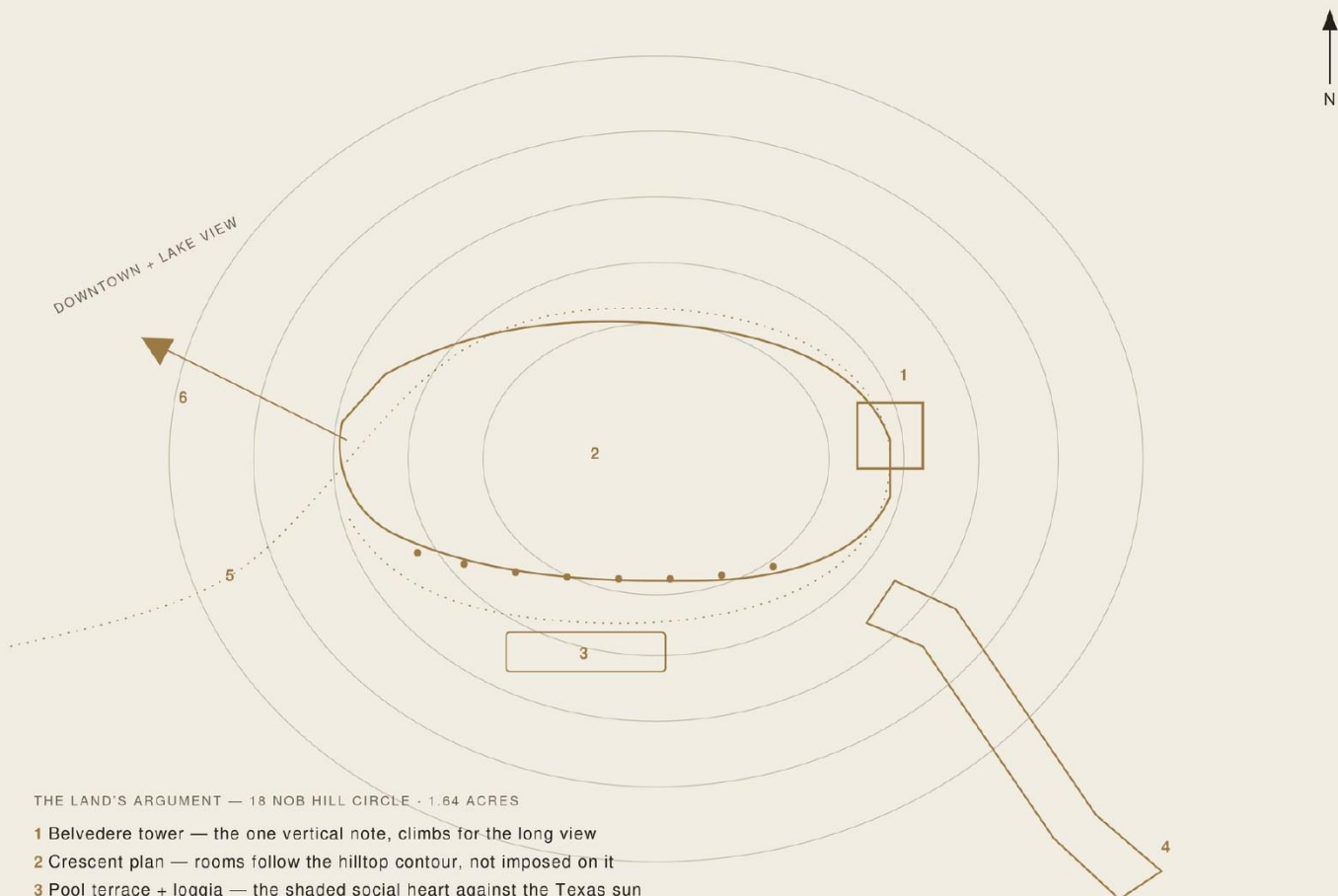
*“A house that looks older
than the money around it.”*

AERIAL · THE ESTATE, WITH DOWNTOWN AUSTIN BEYOND

SITE ANALYSIS

What the site offers

Before a single wall, the site sets the terms. Seen in plan, the design isn't imposed on the hill — it follows it. Six decisions, each one driven by the site.



THE LAND'S ARGUMENT — 18 NOB HILL CIRCLE • 1.64 ACRES

- 1 Belvedere tower — the one vertical note, climbs for the long view
- 2 Crescent plan — rooms follow the hilltop contour, not imposed on it
- 3 Pool terrace + loggia — the shaded social heart against the Texas sun
- 4 Engineered dam & spillway — water descends the grade as amenity
- 5 Circular approach — arrival around the crown, quiet face first
- 6 View edge — glass and plinth saved for the western drop

SITE ANALYSIS

How the site shapes the plan.

The summit falls steeply enough to require engineered water management; the dam and spillway turn that necessity into a sculptural amenity, water sheeting down the grade beside the house. The contour explains the crescent — rooms strung along the curve of the hilltop so every principal space faces out, none stacked behind another.

The drop on the west explains the plinth: a coursed-stone base that lifts the living level to the view and hides service below. The circular approach lets you arrive around the crown, meeting the quiet face first; the glass and the long terraces are saved for the side that earns them. Nothing here is arbitrary.

1.64 ACRES · HILLTOP SUMMIT · DOWNTOWN + LAKE AUSTIN VIEWS
WEST LAKE HILLS · EANES ISD · MINUTES TO DOWNTOWN AUSTIN

A single crescent of stone.

The residence is the work of **Axel Vervoordt** — the Belgian designer whose name is synonymous with wabi restraint, raw natural materials, and time made visible. His vision here is a single sweeping gesture: roughly 12,336 square feet of principal residence drawn as one low crescent, with a 594-square-foot gate house at the approach. The construction is noncombustible — Type IB — so the permanence is structural, not cosmetic: stone, concrete, and steel, built to outlast trends and weather alike.

The plan reads as a sequence, not a footprint. Living and dining gather at the center around a stone hearth; a library anchors one wing; service, garage, and guest quarters tuck into the plinth below; and the belvedere tower rises as the single vertical note — a room to climb for the long view. Deep loggias run the south face, shading the glass and extending every room into the open air. The roofs stay low and hipped, pulling the whole composition back toward the ground it sits on.

DESIGNED BY AXEL VERVOORDT · ARCHITECT OF RECORD, MELL LAWRENCE ARCHITECTS
MAIN HOUSE 12,336 SF · GATE HOUSE 594 SF · POOL · ENGINEERED DAM & SPILLWAY
· TYPE IB



THE SOUTH FACE · LOGGIA & TOWER



THE ESTATE AT DAWN · DOWNTOWN ON THE HORIZON



THE DOWNHILL ELEVATION · STONE PLINTH AND GLASS

THE EXPERIENCE

Living on the hill

Drawings prove a house can be built. They do not tell you what a morning feels like in it – the east loggia early, the stone still cool; the long shade of the colonnade through the afternoon; the city coming up in lights to the west as the pool goes still and water moves quietly down the hill. The tower last, at the top of the climb, with the whole valley laid out. This is the part no plan can draw, and the part a buyer actually buys.



THE GREAT ROOM · LIVING AND DINING



THE GREAT ROOM · THE HEARTH





THE PRIMARY SUITE



THE PRIMARY BATH



THE BELVEDERE TOWER



DETAIL · TREE-TRUNK COLUMN, PLASTER, AND STEEL



THE VIEW · DOWNTOWN AND LAKE AUSTIN AT DUSK



POOL AND SPILLWAY AT DUSK

THE OPPORTUNITY

A property to hold for generations.

From the tower you can see weather coming across the hills before it arrives.

Below, the house keeps its own time: stone holding the night's cool into the morning, loggias trading sun for shade as the day turns, the spillway a constant low sound under everything.

Friends gather at the long table; children learn the path down to the water. Nothing about it is loud. Everything about it is permanent. It is less a house to be shown than a place to be kept — the kind of address that becomes a family's center of gravity and stays that way for generations.

Directional Cost & Feasibility

A vision is only credible if it pencils. What follows are directional planning ranges — not a bid — offered so the scale of the undertaking is clear before design and competitive bidding refine it. A Type IB stone residence of this caliber is a known, biddable quantity — and separating the cost of the building from the cost of the site is what keeps the estimate honest.

Vertical construction — conditioned area $\approx$ 12,930 SF, stone & timber, finish tier consistent with these renderings ($\approx$ \$800–\$1,400 / SF)	\$10–18M
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Site & structures — hilltop sitework, stone plinth & retaining, engineered dam & spillway, pool, drive, utilities	\$3–6M
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Directional all-in, hard costs	\$13–24M
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Benchmarked to current West Lake Hills ultra-luxury custom construction (\$800–\$1,500 / SF for architect-designed estates of this caliber). Assumes competitive general-contractor bidding; finish tier consistent with the imagery herein; no extraordinary subsurface rock remediation beyond that anticipated in the civil drawings. 2026 material tariffs (lumber, steel, imported cabinetry) are a live upward pressure. Excludes land, design & engineering fees, permitting, financing, soft costs, landscape beyond hardscape, and furnishings.

Directional estimates for illustrative purposes; not a construction bid. Subject to design and competitive bidding.



*Some places do not need to be invented.
Only revealed.*

c e d a r g l o w

REVEALING WHAT BELONGS HERE

Why Cedarglow

Cedarglow makes Vision Books — singular publications that answer one question for a single exceptional property: what could it become? The places with the most potential are often the hardest to see: a raw lot, a tired house, a great location still waiting for an idea.

We are not a rendering studio. Renderings are an input, like ink to a magazine. What we sell is judgment — the single highest expression of a place — and the credibility that it can be built and makes market sense. The technology disappears; the story remains.

For a seller, it turns potential into a price. For a buyer, it supplies the vision they may not have. For a property, it reveals what belongs here.

REVEALING WHAT BELONGS HERE · AUSTIN, TEXAS