



LAPPIN PROPERTIES.com
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Home Portfolio

130 ROUND TOP FARMS DRIVE
4 BEDROOMS • 4 FULL BATHROOMS • 2 HALF BATHROOMS
4,448 SQUARE FEET • 9.5+ ACRE LOT

(All information provided as per seller)



On a 9.5-acre estate shaded by live oaks, 130 Round Top Farms Drive is a new construction residence envisioned by Brickmoon Design. With 4,448 square feet of living space, the home blends modern craftsmanship with timeless country architecture—delivering the ease of a fresh build with the soul of Round Top.

Inside, an open floor plan invites connection. A chef's kitchen, finished with quartz counters and Emtek hardware, flows seamlessly into the living spaces, designed for both quiet mornings and lively gatherings. Four bedrooms, four full baths, and two half baths are framed by marble tile, designer lighting, and sun-filled interiors that capture the serenity of the countryside.

Outdoors, a wide front porch and kitchen garden create natural extensions of the home—spaces to sip coffee, gather herbs, or simply watch the sun dip below the oaks. Beyond the beauty, the systems ensure comfort: three zoned HVAC units with smart controls, layered insulation, a private well with water softening, and a modern septic.

Every detail reflects thoughtful living—brand-new, elegant, and designed to make country life not only beautiful but effortless. Just minutes from Round Top, 130 Round Top Farms Drive is a rare opportunity to own new construction in one of Texas's most sought-after settings.



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Features List

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INTERIOR FEATURES

- Wide-open floor plan designed for entertaining & everyday ease
- Light-filled interiors with curated fixture selections by TC Interiors
- Quartz countertops throughout featuring Radiance Quartz (Diamond White)
- Emtek hardware selected for timeless style & durability
- Soft, neutral interior palette with bright, clean finishes

KITCHEN & LIVING

- Chef's kitchen anchored by Radiance Quartz – Diamond White surfaces
- Gourmet appliance package for an elevated cooking experience
- Oversized island designed for gathering, serving, and casual dining
- Two statement kitchen pendants for a polished designer look
- Dedicated bar area with its own bold designer light fixture
- Living room features a dramatic focal chandelier that sets the tone for the home

BATHROOMS

- Primary Bath: Signature stained concrete flooring for a seamless, modern feel
- Guest Bath: Curated tile packages featuring marble, quartz, and classic neutrals
- Bunk Bath: Porcelain tile selections paired with a signature concrete trough sink
- Powder Bath: Styled for a boutique feel with statement lighting opportunities

PAINT + FINISH PALETTE

- Walls: Benjamin Moore Decorator's White (Eggshell)
- Ceilings: Benjamin Moore Decorator's White (Flat)
- Trim: Benjamin Moore Decorator's White (Satin)
- Cabinet Finish: White Oak (rift sawn) in select spaces

EXTERIOR FEATURES

- Expansive front porch made for slow evenings & starlit Texas nights
- Exterior electric lanterns for timeless curb appeal
- Metal roof installation
- Porte cochère for covered arrivals, unloading, and practicality
- Driveway lined with Texas Limestone for a striking arrival experience
- Outdoor fireplace and grill for elevated outdoor entertaining
- Vegetable garden for farm-to-table living in the heart of Round Top
- Chicken coop for a true countryside lifestyle
- 9.5± acres of open space for privacy, recreation, and future flexibility
- Fully fenced perimeter for peace of mind, pets, and everyday ease
- Private water well servicing the home
- Septic system installed for long-term reliability

No representations or warranties either expressed or implied are made to the accuracy of the information herein or with respect to suitability, usability, feasibility, or condition of any property described herein. All dimensions are approximate.