

580 Vineyard View Trail



LIFESTYLE
RANCH & HOME GROUP

COMPASS

Location



Located just a 5-minute drive from the center of Round Top sits this premier community. Tree Tops at Round Top is located on an original homestead that dates back to the Spanish Land Grant.

This innovative and post modern community, offers underground utilities, natural common areas that compliment the environment and well designed lot placement.



This 5 acre homesite is located on one of the cul de sac lots located in the back of the community and offering densely wooded natural character with the privacy and seclusion you desire

It's a very convenient location only a few minutes from HWY 290 and within 1 hour and 15 minutes from Houston, 25 minutes to Brenham, 1 hour and 20 minutes to Austin. And the best part...only 5 minutes to Round Top!



About

Soon to be built by renowned Custom Builder, TMB Development Builder and designed by premier architect, John Sullivan is this well designed residence offering soaring ceilings & windows, exquisite designer pallet selections, which makes for a stunning modern tone while complimenting the environment of rural life. A welcoming entry leads you to a seamless living & entertainment space with oversized windows giving you the feeling of being outdoors while inside. Experience the gorgeous chef's kitchen with custom cabinets, waterfall counters, and top of the line appliances as well an oversized pantry & buffet/entertaining serving area. This well thought out plan offers four bedrooms and four ensuite baths on a split plan with flex space for additional options. Finally, step out onto your oversize back veranda where you will find a natural sanctuary with almost 5 acres of lush nature, wildlife and privacy. *All photos drawings, measurements & S.F. for illustrative/marketing purposes ONLY. Subject to change w/o notification.

Family Room

Slider Doors & Handles-Tony to source locally

Gallery Wall Sconces

Ceiling Fan

Ceramic Fire Ball Spheres

Built In Wall Sconce

Walls & Trim

Countertop & Backsplash
Cambria Quartz Ella

Fireplace Stone
White Mortar

Gallery Wall Stone
Mortar: White

Stone Lintel

Floor, Ceiling, Beams
Natural White Oak
Seal: Matte Finish

Built In Cabinetry Stain
Stain DuraSeal Weathered Oak
Seal: Satin Finish

Builder Reserves the Right to Make Changes at builder's Sole Discretion
Refrigerators and Washer/Dryers are not supplied by the builder. This is for illustration purposes only.

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Family Room [3D Rendering]

Stone Gallery Wall from a Belton, TX Project

Chef's Pantry

Design Note:
It is fine that Pantry items will randomly cover much of the mural. It will come off as a cool abstract and the discovery that it is a deer could be a neat talking point.

Rock Bottom SW 7052

Yellow Emser Tile to Tie into the Kitchen Range & Hood

Optional Marble Floor Tile

Natural White Oak Seal: Matte Finish

3D Renderings and Finishes

Kitchen - Front Island View



Kitchen

Self-Trimming

Kohler White Farmhouse Sink Sink

Island Pendants

Range Hood

Range [Sulfur Yellow]

Island Cabinetry Paint

Quartz Shelves Cambria Ella Matte

Faucet

Countertops & Backsplash: Cambria Ella Matte

Refrigerator Appliance Pull

Hardware Knobs & Pulls

Wall Sconces

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Kitchen Island

Quartz Shelves Cambria Ella Matte

Countertops & Backsplash: Cambria Ella Matte

Rock Bottom SW 7062

Cabinetry & Shelving Color [Moody, Complex Green/Gray]

Hardware Knobs & Pulls

Island Pendants

Linear Island Panels

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Exterior Color Scheme



Stone Pattern
Mortar: White Ivory Heavy Application



Austin Stone-White



Exterior Paint

Alabaster

Exterior Paint

Sherwin Williams (SW 7002)



Pavers

Interior Fireplace Color Scheme



Wall Color



Stone Lintel



Decking & Beadboard



Cambria Quartz Ella

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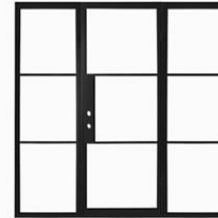
Exterior



Stand Up Seam Roof



Front Handle



Front Entry Door Style



Exterior Slider Doors



Siding



Trim & Siding



Exterior Gas Sconces



Front Porch Fiberglass Decking



Covered Porch/Pavilion Tile 24"



Garage Door
Iron Ore



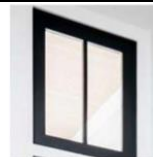
Windows

Stain DuraSeal Weathered Oak
Seal: Satin Finish

Builder Reserves the Right to Make Changes at Builder's Sole Discretion
All selections and ideas are subject to change based on availability and pricing.

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Exterior / Interior Doors & Transoms



Black Transom- 1 lite Vertical



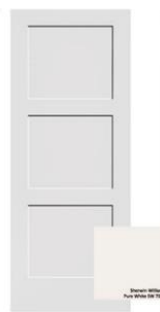
Primary Bath, Primary Suite
Exterior Side



Primary Bath, Primary Suite
Interior Side



Exterior Doors-
Side Entry & Kitchen-Both Sides



Powder Room Exterior
Door- Interior Side



Powder Room Exterior
Door- Exterior Side

Features

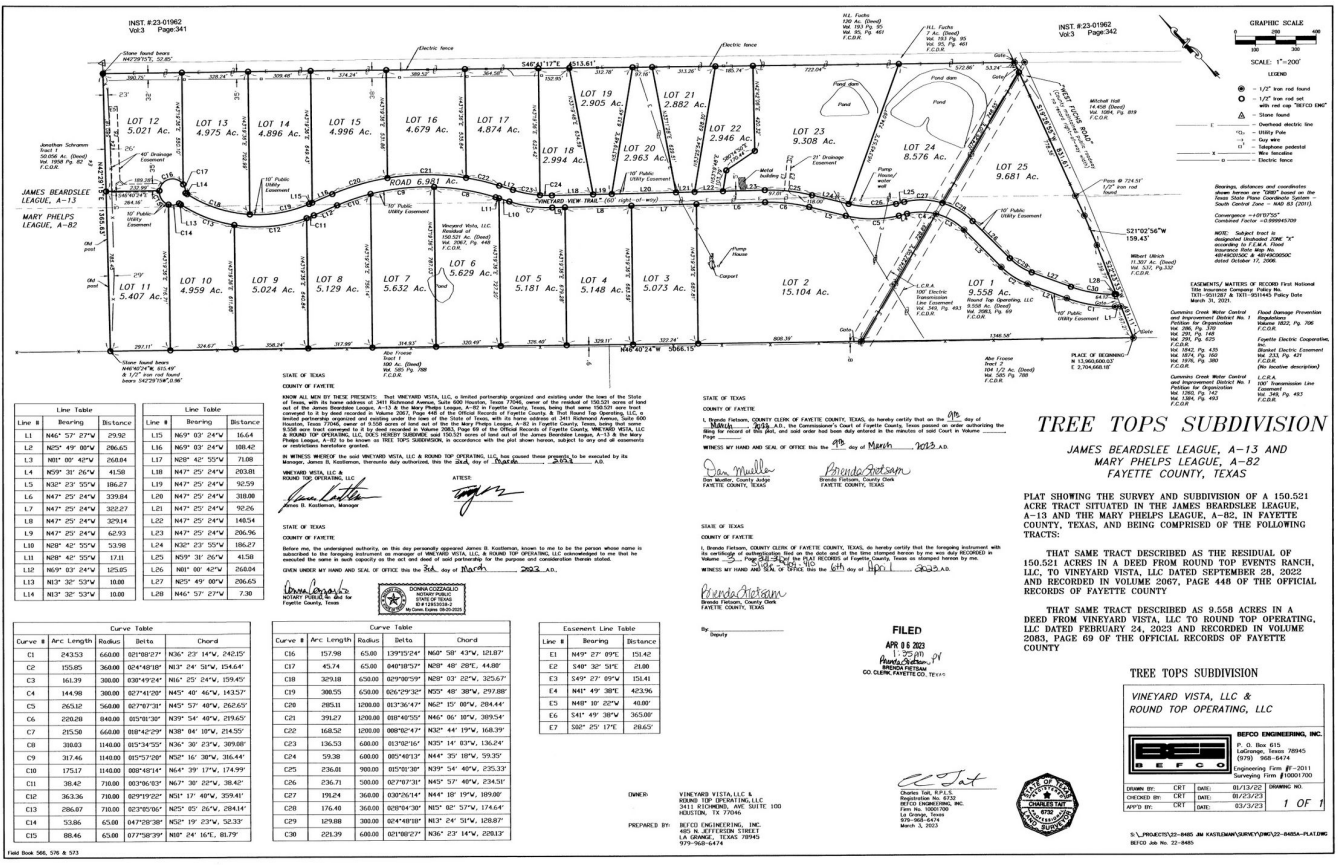
- Generac Generator
- 1000 gallon buried propane
- Well house for additional exterior storage
- Tankless water heater
- Spray foam insulation
- Standing seam metal roof
- Soft close custom built cabinets
- Cambria Quartz waterfall counters
- 8 foot doors
- Metal exterior slider doors
- 24" tile for covered porch areas.
- Natural white oak Shaw floors
- Ceiling, beams and flooring in white oak matte finish
- Plumbed for exterior summer kitchen.
- Designer paint, fixtures and finishes in portfolio
- Many more features available upon request.

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Plat and Placement



TREE TOPS SUBDIVISION

JAMES BEARDSLEE LEAGUE, A-13 AND MARY PHELPS LEAGUE, A-82 FAYETTE COUNTY, TEXAS

PLAT SHOWING THE SURVEY AND SUBDIVISION OF A 150.521 ACRE TRACT SITUATED IN THE JAMES BEARDSLEE LEAGUE, A-13 AND THE MARY PHELPS LEAGUE, A-82, IN FAYETTE COUNTY, TEXAS, AND BEING COMPRISED OF THE FOLLOWING TRACTS:

THAT SAME TRACT DESCRIBED AS THE RESIDUAL OF 150.521 ACRES IN A DEED FROM ROUND TOP EVENTS RANCH, LLC TO VINEYARD VISTA, LLC DATED SEPTEMBER 29, 2022 AND RECORDED IN VOLUME 2067, PAGE 448 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY

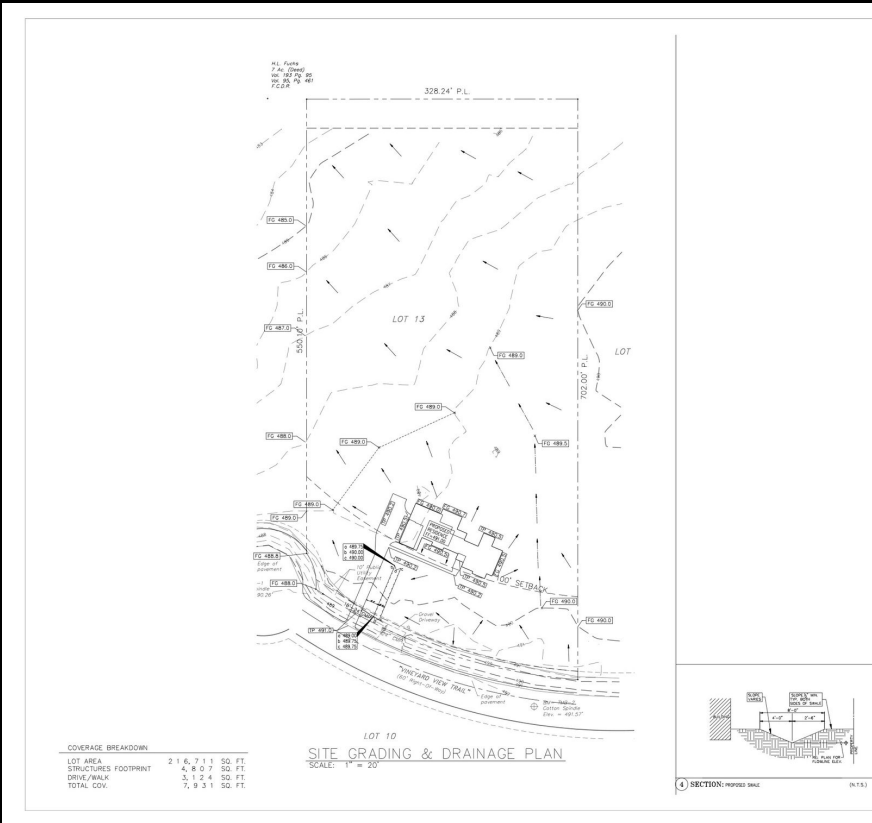
THAT SAME TRACT DESCRIBED AS A 9.558 ACRES IN A DEED FROM VINEYARD VISTA, LLC TO ROUND TOP OPERATING, LLC DATED FEBRUARY 24, 2023 AND RECORDED IN VOLUME 2068, PAGE 68 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY

TREE TOPS SUBDIVISION

VINEYARD VISTA, LLC & ROUND TOP OPERATING, LLC

NEFCO ENGINEERING, INC.
 P. O. Box 815, 70453
 (770) 908-6474
 Surveying Firm #01211
 Surveying Firm #000100

ORDER NO.: CRT DATE: 01/13/23 DRAWING NO.:
 ORDERED BY: CRT DATE: 01/23/23
 APPR BY: CRT DATE: 03/13/23 1 OF 1





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