

\$1,150,000 - 144 Lilly, Round Mountain

MLS® #1907308

\$1,150,000

5 Bedroom, 4.00 Bathroom, 3,526 sqft

Residential on 3.09 Acres

Trinity Oaks Preserve, Round Mountain, TX

Welcome to 144 Lilly Lane, a masterfully executed custom estate in the exclusive gated community of Trinity Oaks Preserve. Completed in 2021, this residence embodies Hill Country elegance on over three private acres, secured by a 70-foot deed-protected greenbelt. The 3,526 sq ft single-story floor plan was brilliantly designed for modern living, featuring dual primary suites on opposite wings for ultimate privacy, five total bedrooms, a dedicated office with a fireplace, three full baths, and a convenient pool half-bath. Upon entry, the open-concept living area makes a grand statement with soaring vaulted ceilings, a dramatic floor-to-ceiling stone fireplace, and a wall of Pella Low-E windows that dissolve the boundary between indoors and the serene oak-studded landscape. The heart of this home is the chef's kitchen, a showcase of function and style. It features a magnificent ten-foot marble island, a premium induction downdraft cooktop, and custom cabinetry locally milled to perfection. Behind this polished facade lies the home's secret weapon for entertaining: a truly hidden butler's pantry. This incredible space houses a wet bar, wine fridge, beverage cooler, deep freeze, and a stand-alone ice maker, allowing for effortless hosting while maintaining pristine main kitchen aesthetics. Additional custom details like a concealed coffee bar and a baker's hutch elevate the experience. The main primary suite forms a secluded owner's wing, a true sanctuary of restorative luxury. It features a



tray ceiling and a programmable electric fireplace, while oversized windows offer tranquil views. Its spa-inspired bath is a work of art, with a freestanding double slipper tub positioned beneath a chandelier and a third fireplace. The oversized, LED-lit walk-in shower, dual vanities with a dedicated makeup station, a heated towel warmer, and two large custom closets complete this opulent retreat. This home is an engineering marvel, ****built to uncompromising standards.**** The entire structure is encased in a full spray foam envelope (R30+), ensuring remarkable energy savings. Peace of mind is guaranteed by a whole-house generator capable of running the entire property for extended durations. The infrastructure includes dual HVAC units (one with dual zones), two on-demand tankless propane water heaters, and a 30,000-gallon rainwater collection system. A proactive, custom-engineered drainage system with French drains and sump pumps ensures the grounds remain impeccable. The outdoor spaces are a private resort curated for an idyllic Hill Country lifestyle. A majestic oak tree forms a natural, welcoming archway on the path to the stunning custom in-ground pool, which features a vanishing infinity edge and a heated spa. Entertain on a grand scale across multiple covered patios, including a nearly 50-foot rear patio with a wood-burning stove and a 20x20 pool pavilion with a full outdoor kitchen. The property is secured by high-end, welded drill stem pipe ranch fencing, offering open views for ****spectacular sunsets and brilliant, star-filled night skies.**** Enjoy serene country living just minutes from Baylor Scott & White hospital, the future Flat Rock Creek retail center, Marble Falls, and Lake LBJ. With Austin's Bee Cave Galleria only 35 minutes away, ****this property is not just a home, but a legacy Hill Country retreat.**** With too many features to list, ask your Realtor for our property inclusions addendum.

Built in 2021

Essential Information

MLS® #	1907308
Price	\$1,150,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,526
Acres	3.09
Year Built	2021
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active Option

Community Information

Address	144 Lilly
Area	3100
Subdivision	Trinity Oaks Preserve
City	Round Mountain
County	Blanco
State	TX
Zip Code	78663

Amenities

Amenities	Controlled Access, Park/Playground, Other - See Remarks
Parking	Attached, Oversized, Golf Cart
Has Pool	Yes
Pool	In Ground Pool, AdjoiningPool/Spa, Hot Tub

Interior

Interior	Eat-In Kitchen, Two Eating Areas, Island Kitchen, Study/Library, Shop, Utility Room Inside, Secondary Bedroom Down, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Walk in Closets
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Disposal, Dishwasher, Garage Door Opener, Solid Counter Tops, Custom Cabinets

Heating	Central
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room
# of Stories	1.0
Stories	1

Exterior

Exterior	Stone/Rock, Siding
Exterior Features	Covered Patio, Bar-B-Que Pit/Grill, Mature Trees, Outdoor Kitchen, Workshop, Other - See Remarks
Lot Description	Cul-de-Sac/Dead End
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Johnson City
Elementary	Lyndon B. Johnson

Additional Information

Date Listed	September 12th, 2025
Days on Market	57
HOA Fees	1500.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Brayson Verzella
Listing Office	Real Broker, LLC

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