



32726 HARVEST VALLEY DR | BROOKSHIRE, TX 77423 | \$385,000

The Architectural Dossier

A comprehensive property and market analysis for 32726 Harvest Valley Dr.

MLS #39012078 | Offered by Keller Williams Signature

Executive Summary

List Price

\$385,000

(\$136/Sqft)



Footprint

2,824 Sqft

(5,847 Sqft Lot)



Layout

4 Bedrooms |

2.5 Bathrooms

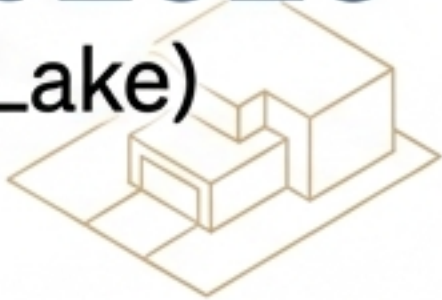
2-Car Garage



Vintage

Built 2020

(Long Lake)



The Value Proposition



Unbeatable Market Position

Priced significantly below neighborhood price-per-square-foot averages at just \$136/sqft.



Turnkey Resiliency

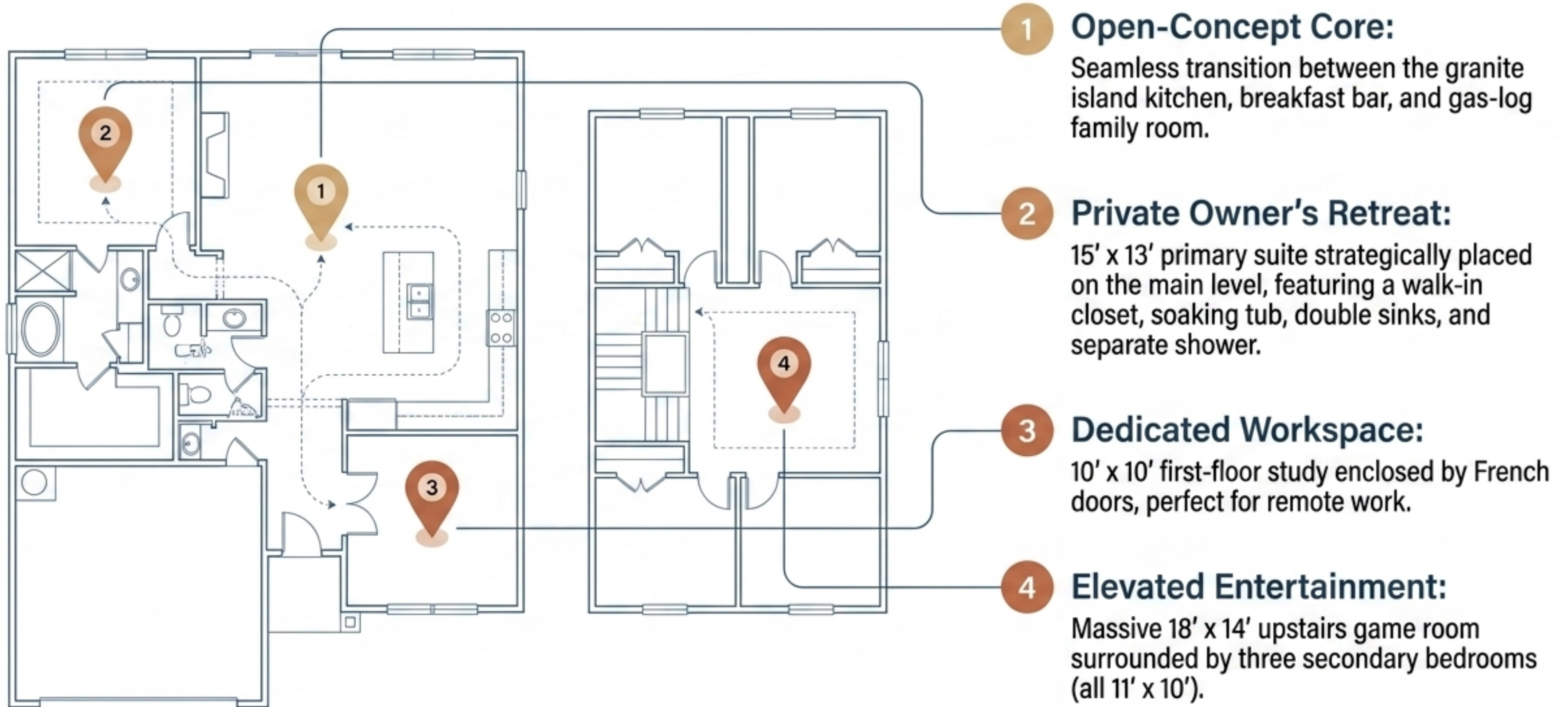
Never flooded (Zone X) with premium integrated home systems including tankless water heating and whole-home water purification.



Premium Lot Placement

Fenced backyard with a covered patio and zero rear neighbors for absolute privacy.

Spatial Intelligence & Flow





The Heart of the Home

Designed for both daily function and effortless entertaining, the main level features an open-concept flow anchored by premium finishes and warm, natural light.



Chef's Island: Granite countertops with breakfast bar seating and under-cabinet lighting.



Premium Appliances: Gas range, gas oven, and built-in stainless steel appliances.



Storage & Prep: Walk-in pantry and dedicated mudroom utility area.



Ambiance: Central gas-log fireplace anchoring the family room.



Flooring: Easy-maintenance tile and laminate through the main thoroughfares.



Engineering & Resiliency

Zone X Designation:

Minimal flood risk area.
Property has never flooded.
Roof is composition shingle (2020).

Next-Gen Water Systems:

Tankless/On-Demand water heater combined with an owned whole-home water softener and reverse osmosis purification system.

Thermal Efficiency:

Insulated/Low-E windows throughout to reduce thermal transfer and lower cooling costs.

Proven Cost Savings:

Energy Ogre analysis estimates members at this specific location save an average of \$1,347 per year on electricity.



The Lot & Exterior Promise

Zero Rear Neighbors: The ultimate suburban luxury: true backyard privacy.

Lot Details

	Total Lot Size: 5,847 Sqft (0.13 Acres)
	Outdoor Living: Covered back patio/deck ideal for year-round use.
	Security & Access: Fully fenced backyard and an attached 2-car garage.
	Construction: Low-maintenance traditional brick, stone, and cement board exterior.



The Vanbrooke Lifestyle

Located in Fulshear/South Brookshire, Vanbrooke Sec 2 is a master-planned community designed around outdoor recreation and family connectivity.



- ✓ Resort-style swimming pool
- ✓ Interactive splash pad for children
- ✓ Miles of scenic nature trails
- ✓ Curated pocket parks

Mandatory HOA: \$1,200 /
Annually (Just \$100/month)
for full access to all
community infrastructure.

A-Rated Education: Lamar CISD

Diagnostic Scorecard		
[Huggins Elementary School]	[Grades PK-5 Distance: 3.3 miles]	[GreatSchools Rating: 8/10 (High Student Progress)]

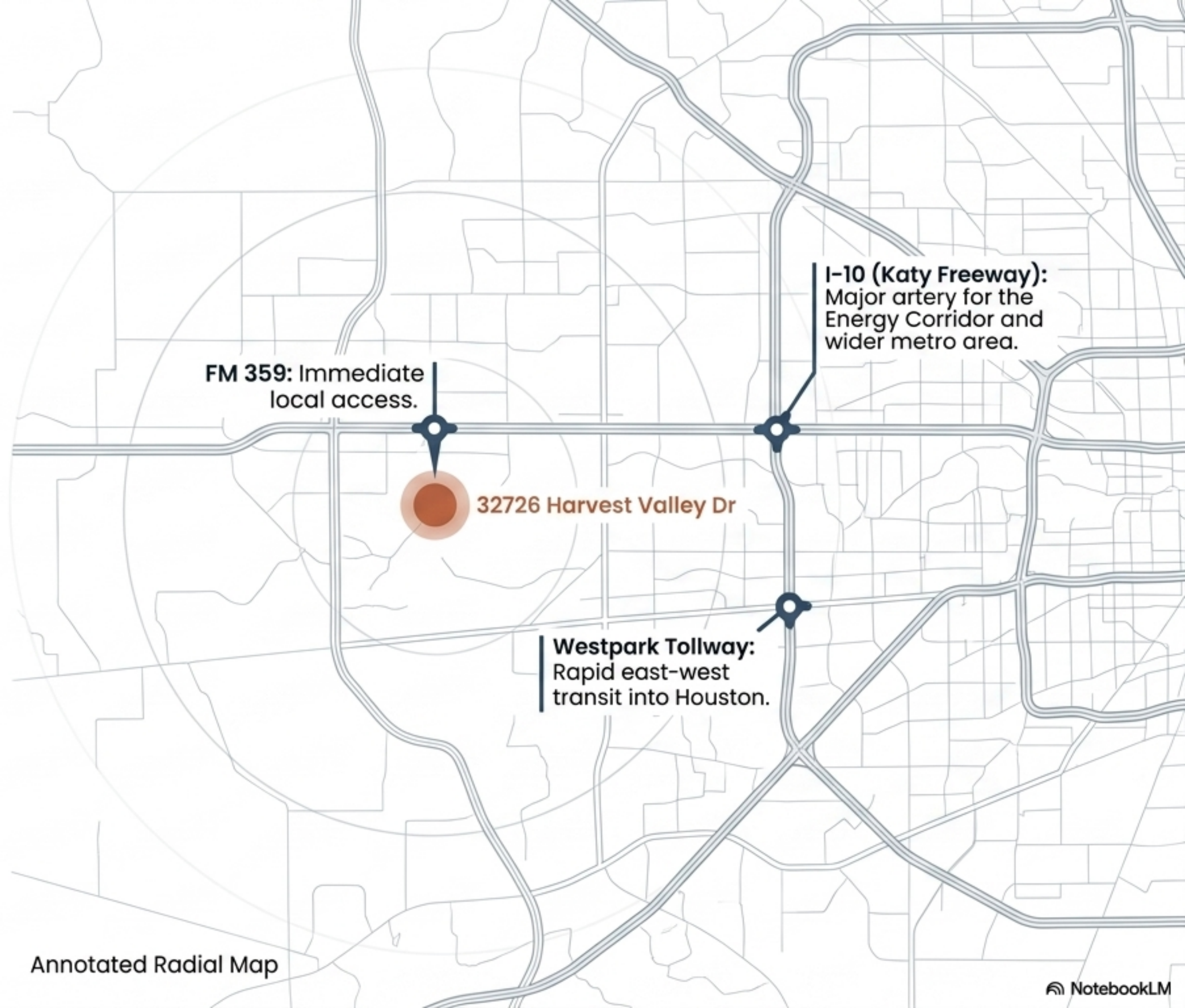
Diagnostic Scorecard		
[Dean Leaman Junior High]	[Grades 6-8 Distance: 3.5 miles]	[GreatSchools Rating: 8/10 (Excellent)]

Diagnostic Scorecard		
[Fulshear High School]	[Grades 9-12 Distance: 3.7 miles]	[GreatSchools Rating: 7/10 (Excellent College Readiness)]

Zoned to the highly acclaimed Lamar Consolidated Independent School District (Lamar CISD), protecting property values and providing premium educational access. (Note: Buyer must independently verify enrollment).

Connectivity & Commute

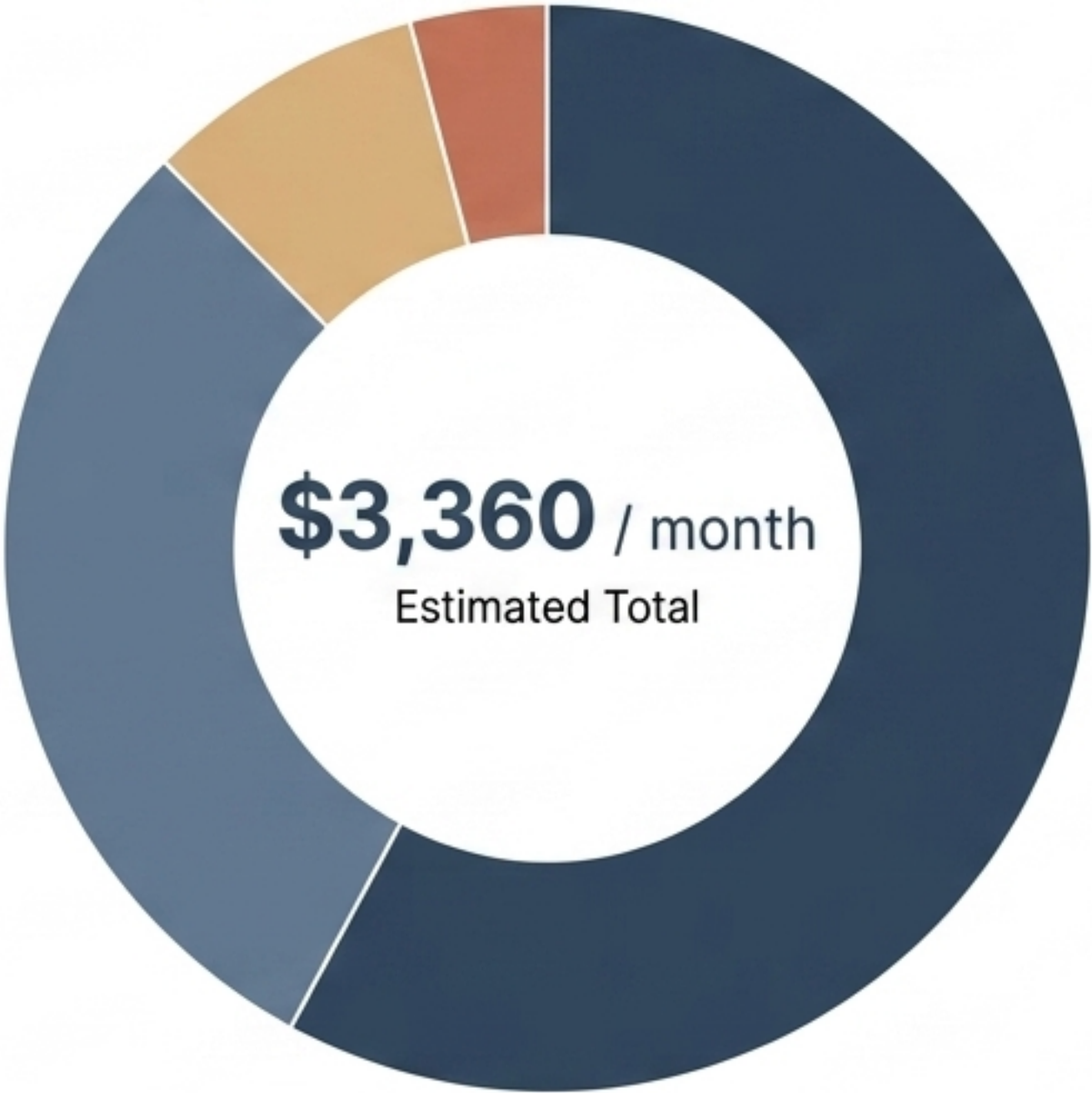
Positioned perfectly in the Fulshear/South Brookshire corridor. Enjoy the tranquility of country living with high-speed access to Katy and Greater Houston's major employment centers.



Annotated Radial Map

Unified Cost of Ownership

Financial Dashboard



Principal & Interest:
\$1,896

Estimated Taxes:
\$1,107

Homeowners Insurance:
\$257

HOA:
\$100



The Tax Profile



Total Tax Rate:

3.0555%

(Includes Lamar CISD at 1.1469% and Fort MUD 220 at 1.39%)



2025 Assessed Market Value:

\$434,792

Financial Insight

The property is listed at \$385,000—nearly \$50,000 below its 2025 County Appraisal District tax value of \$434,792.

The Market Advantage: Price Per Square Foot

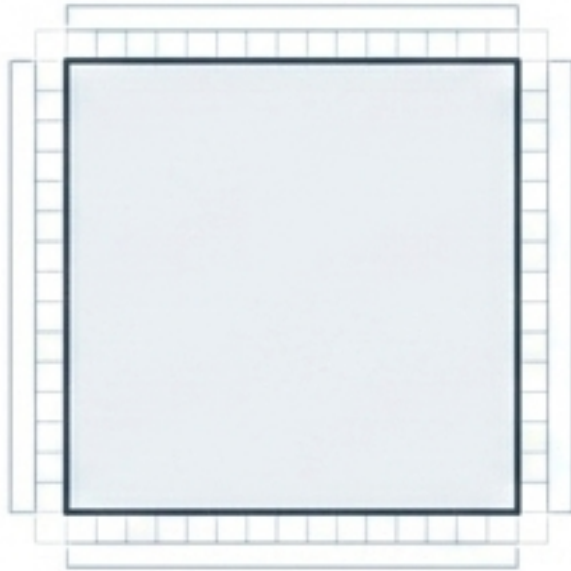
At just \$136/Sqft, 32726 Harvest Valley presents an aggressive value proposition, significantly undercutting comparable 4-bedroom homes in the Fulshear/Brookshire market.

Market Comparables Matrix

	Subject	Comp 1	Comp 2	Comp 3
Address	32726 Harvest Valley	31738 Melkridge Rd	31622 Whittis Hill Way	30902 Radke Estates Dr
Status	Active	Active	Active	Active
Beds/Baths	4/2.5	4/3	4/2.5	4/3
Sqft	2,824	2,276	2,369	2,794
Total Price	\$385,000	\$335,000	\$355,000	\$443,190
Price/Sqft	\$136/sqft	\$147/sqft	\$150/sqft	\$159/sqft

Next Steps & Tour Scheduling

Advisory Contact



Melanie Dubendorff, Platinum Agent

Lead of MAD Properties Group | Keller Williams Signature

Direct: 832-657-3805

Brokerage: 920 S Fry Rd, Katy, TX 77450

Financing Note: Cash, Conventional, FHA, and VA Loan buyers are welcome. Assumable 1st Lien financing considered.

**Contact Melanie today to review full disclosures or
schedule a private walkthrough of the property.**