



3107 Sweet Audrey Lane

Richmond, TX 77406 · MLS# 12811166

\$649,500

4	3.5	2,947	3	2019	0.21
BEDROOMS	BATHS	SQ FT	CAR GARAGE	YEAR BUILT	ACRE LOT

Rare Harvest Green homesite: lake and fountain views, no neighbors in front, and a backyard oasis under mature trees. A single-story, full-brick 2019 build with four bedrooms all down, a 16 × 26 family room open to the kitchen, a separate game room, and an oversized three-car garage with custom cabinetry. Harvest Green is an award-winning agri-hood built around a 12-acre working farm, 130+ acres of lakes, 20 miles of trails, and a resort-style pool – named 2018 Master-Planned Community of the Year and 2021 Best Community in Texas.

FEATURES

As listed in MLS# 12811166

LAYOUT & LIVING

- **Single story** – all four bedrooms down
- Family room **16 × 26**, open to the kitchen
- Separate **game room** 19 × 13
- Dining room 11 × 13
- **High ceilings** throughout
- Custom curtains and blinds convey
- Remote-control ceiling fans
- Traditional architecture, free standing

KITCHEN

- **Massive granite island**
- Open to the family room
- **Walk-in pantry**
- Designer-hardware cabinetry
- **Pendant and under-cabinet lighting**
- Whole-home **7-chamber water filtration**

PRIMARY SUITE & BATHS

- Primary bedroom **20 × 14**, down
- Primary bath: **double sinks**
- **Separate shower** and soaking tub
- Hollywood bath serving secondary bedrooms
- Powder bath for guests
- Secondary bedrooms 14 × 11, 13 × 11, 11 × 11

SYSTEMS, SMART & ENERGY

- **Whole-home generator**
- **Owned** alarm system – not leased
- Ring doorbell
- **Hardwired networking** throughout
- WiFi-controlled sprinkler system
- Central gas heat · central electric cooling
- Blown fiberglass insulation, extra in attic
- Public water and sewer · MUD district

OUTDOOR & LOT

- **Lake and fountain views**
- **No neighbors in front**
- Mature trees, professionally landscaped
- **Custom patio**
- Kichler landscape lighting
- Exterior gas connection
- **Full brick** exterior · composition roof
- Slab foundation · concrete street with curbs

GARAGE & STORAGE

- **Oversized 3-car attached** garage
- **Custom garage cabinetry**
- Extra attic storage
- 9,062 sq ft lot (0.208 acre)

Edward Vivanco

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ROOM DIMENSIONS

ROOM	DIMENSIONS	LEVEL
Primary Bedroom	20 × 14	1st
Bedroom	14 × 11	1st
Bedroom	13 × 11	1st
Bedroom	11 × 11	1st
Family Room	16 × 26	1st
Game Room	19 × 13	1st
Dining Room	11 × 13	1st

Dimensions are approximate and taken from the MLS record. Buyer to verify all measurements.

THE COMMUNITY

An award-winning agri-hood in Fort Bend County built around a working farm – **2018 Master-Planned Community of the Year** and **2021 Best Community in Texas**.

- 12-acre working farm
- 130+ acres of lakes
- 20 miles of trails
- Resort-style pool
- Splash pad
- Clubhouse
- Fitness center
- Party room
- Dog park
- Playground
- Park and pond
- Tennis and sports court

CONSTRUCTION & SYSTEMS

From the MLS record

CONSTRUCTION	SYSTEMS & UTILITIES	SITE
Built 2019	Heat Central gas	Lot 9,062 sf · 0.208 ac
Stories 1	Cooling Central electric	Garage 3 oversized, attached
Style Traditional	Water Public	Street Concrete, curbs
Exterior Brick	Sewer Public	Restrictions Deed restrictions
Roof Composition	MUD Yes	Lake access Yes (community)
Foundation Slab	Backup Whole-home generator	Key map 566F

SCHOOLS, HOA & TAXES

Verify independently

SCHOOLS · FORT BEND ISD	HOA	TAXES & LEGAL
Elementary Neill	Manager SBB Community Mgmt	2025 tax \$16,714
Middle Bowie	Dues \$1,271 / yr	Rate 2.7189%
High Travis	Transfer \$340	Exemption Homestead
	Cap fee \$1,271	Legal HG Sec 18, Blk 1, Lot 20

SCHEDULE A SHOWING

Call or text Edward Vivanco at (903) 702-0014, or email edwardjviva@gmail.com. Buyer's agents – request the Offer Instructions sheet before writing.

Information is deemed reliable but is not guaranteed and should be independently verified. Square footage, room dimensions, lot size, taxes, school assignments, and HOA figures are taken from the MLS record and public sources and are subject to change. Features described do not constitute a warranty of condition. Items not specifically listed in the contract do not convey.