



2002 Swift Boulevard Updates

Recent Updates & Improvements

- New 50-year roof (2021) with transferable warranty
- Bosch refrigerator (2026)
- Miele dishwasher (2025)
- Complete replumbing to replace remaining galvanized pipes (2025)
- New patio doors (2020)
- Tankless water heater
- Foundation repaired (2014) with adjustment completed (2023); lifetime transferable warranty (must be reassigned within 30 days of closing)

Kitchen

- Commercial-grade BlueStar range with oversized oven
- Bosch refrigerator (2026)
- Miele dishwasher (2025)
- Kitchen TV conveys with the sale

Outdoor Living

- Resort-style pool and spa (2011)
- Convenient pool bath
- Raised garden beds, ideal for vegetables, herbs, or seasonal flowers
- Beautifully landscaped backyard with mature oak trees and an established fruit orchard featuring olive, peach, persimmon, satsuma, orange, bay leaf, and pear trees

Garage & Storage

- Detached garage built in 2011
- Engineered with a foundation designed to support a future second story
- Floored attic provides abundant additional storage
- EV charging outlet
- Cedar-lined storage closet in the home's attic

Home History

- Home additions completed in 1988 and 2011

Neighborhood Lifestyle

One of the home's greatest advantages is its exceptional location. Enjoy walkable access to the Texas Medical Center, Rice Village, Rice University, Hermann Park's trails, and the METRORail. Residents also appreciate the close-knit neighborhood atmosphere and highly regarded Roberts Elementary (buyer to verify eligibility).

The current owners have especially loved spending time in the private backyard—relaxing by the pool, harvesting fresh fruit from the orchard, tending the vegetable garden, and enjoying the shade of the mature oak trees.



YVONNE COSGROVE

(713) 545-2962 | yvonne@newleafre.com | IG: @soldonyvonne | www.newleafre.com