



Homestead & Ranch Real Estate

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UPGRADES & EXTRAS: 2153 SWIFT BLVD.

FEATURES

- Lot 5' wider than other lots on the street (per owner). Tax records has lot at 7,378 sqft
- Shingles replaced in 2018 with 30 yr shingle
- HVAC units all replaced in 2018
- Galvanized piping redone to pex in August 2019
- Pier and Beam foundation
- Never flooded
- Same owners since 1965
- Hardwood floors
- Fireplace is gas and/or wood burning
- Great storage throughout the home
- W/H is in door above stairs to flex room
- Drawers in upstairs closet (back left bedroom) are from Rice University when it opened in 1912
- Steam Shower in master bath with surround sound!

KITCHEN

- Sub Zero Refrigerator included
- Convection stove top
- Thermador oven/microwave combo – Top unit works as an oven or microwave (per owner-buyer to verify)
- Jenn-Air Dishwasher

GARDEN

- Azaleas in the front and back are beautiful when they bloom in the Spring
- Ligustrum
- Gardenias
- 2 hawks nest nearby
- Sparrows, doves and hummingbirds frequent the fountain

ITEMS THAT CONVEY (WITH AN ACCEPTABLE OFFER)

- Fountain in courtyard
- Furniture in courtyard
- TV in Family room by wet bar
- Safe in the upstairs flex room