



**ENGEL & VÖLKERS®**

## **Frequently Asked Questions**

1160 Mission Street #1506

### **1) When was this building constructed?**

2008, per tax records.

### **2) How large is this home?**

The condo is 1,146 SqFt, per tax records.

### **3) What is the pet policy?**

Owners may keep a maximum of 2 dogs or cats, or a "reasonable number" of other ordinary household pets kept in cages or aquariums. The HOA must be informed of the breed and rabies vaccination status of any pets upon occupation. There are prohibitions on "fighting breeds" of dogs as well as other animal species. Buyers are advised to conduct a thorough reading of Article 7.4 of the CC&Rs and page 10 of the Operating Rules for the full pet policy.

### **4) Could I rent out this home?**

Yes, renting is allowed, however, short-term rentals are prohibited, and lease terms must be 6 months or longer. Owners are required to have leases in writing and must submit a copy of the agreement to the HOA secretary and property management company. Please refer to Article 7.7 of the CC&Rs and page 15 of the Operating Rules for the full right to lease policy.

### **5) What is the parking situation?**

The condo comes with a license to access a non-reserved parking space in the residents-only gated garage for \$193/month. The Garage is managed by ACE Parking.

### **6) What are the common areas?**

This luxury elevator building offers an incredible list of amenities. The 5<sup>th</sup> floor includes a fitness center, hot tub, yoga studio, club room with a full kitchen, lounge, and a large landscaped "Park" with firepits, jacuzzi, and a BBQ grill. Other building services features include a spacious lobby, concierge, on-site building management, resident's spa, on-site car sharing, and a multi-level resident's garage.

## **7) What are the carpet coverage requirements?**

The HOA reserves the right to require owners to cover up to 70% of all hard surface flooring areas with area rugs to minimize sound transmission. Additionally, any alteration or replacement of the original floor coverings must be approved by the HOA board. Buyers are encouraged to refer to Article 7.20 of the CC&Rs and page 24 of the Operating Rules for the full floor coverings policy.

## **8) How much are the HOA dues and what do they include?**

\$1,114 per month for unit #1506. The dues cover building insurance, management, concierge services, amenities, water/sewer, garbage/recycling, building reserves, and common area cleaning, maintenance, and utilities. Exterior window washing 2x per year and in-unit housekeeping 2x per month are also included!

## **9) Are there any special assessments coming up?**

According to the HOA representative, there are currently no special assessments anticipated.

## **10) How many units are in the building?**

There are 246 units in the building.

## **11) Who manages the building?**

The HOA is professionally managed by CitiScape Property Management Group.

## **12) Are property inspection reports available?**

The disclosure package includes a general home inspection for the unit.

## **13) Why is the owner selling?**

The owner and their family have moved to the South Bay.



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