

# FOUR SEASONS HOUSTON PRIVATE RESIDENCES

1111 Caroline Street, Houston Texas 77010

56 Luxury Private Residences | Information for 2025



## **RESIDENCES + SERVICES**

- Hotel opened on April 15, 1982 with 128 apartments and on March 1, 2004 the top five floors incorporated into 56 condo.
- 56 Private Residences, all sold and occupied
- Basic Services: Dedicated 24 hour Concierge, 24-Hour Room Service, 24-Hour Gym Access, Pool Access, Laundry Room Access, Four Seasons Residential Portal on Four Seasons App
- Hotel Staff Support: Security, Guest Service Agents, Housekeeping, Engineering, IT, Accounting
- A la Carte Services: In Residence Housekeeping, In Residence Engineering, In Residence Dining, Laundry Services, Spa Services
- Events: Curated experiences throughout the year
- Special Discounted Services: Complimentary Daily Valet Parking and Special Overnight Rates for Residents' Guests, Competitive Valet Laundry Services, 20% off F&B outlets, 25% off Spa & Retail, Special Room Rates at HFS for Family & Friends

## **HOA + HOMEOWNERS**

- HOA Legal Name: Private Residences Condominium Association, LLC
- The Private Residences Condominium HOA Board has three director positions
- Governing Documents: Declaration (CC&R's), Bylaws, Rules & Regulations, Management Agreement

## **FINANCIALS**

- 2025 Assessment is \$1.372 per sqft/month
- Association fees resulting in the transfer of a unit to another. Address checks to Private Residences Condominium Association, LLC
  - Transfer Fee \$300
  - Resale Form \$150
  - Questionnaire \$250
  - Upfront Dues is one month of HOA fees
  - Required contribution to the Capital Reserves is equivalent to three months of HOA dues, this is nonrefundable
- Proof of Insurance required
- Refinance Questionnaire Fee \$250
- A 5% late fee applies if monthly fees and incidentals are over five business days late

## **PEOPLE**

- Director of Residences, Michelle Smith
  - 713-652-6207, michelle.smith@fourseasons.com
- Director of Finance, Verena Cocquerel
  - 713-650-1300, verena.cocquerel@fourseasons.com
- Residential Concierge
  - 713-652-6294, fsp.hfs@fourseasons.com

## **Building Description**

- Basement: Parking, Engineering Offices
- Lobby Level: Residential and Hotel Lobby Entrance, F&B Outlet, Boutiques, Four Seasons Management Offices
- 2<sup>nd</sup> Level: Meeting Space, Four Seasons Management Offices
- 3<sup>rd</sup> Level: Meeting Space, F&B Outlet, Skybridges to neighboring towers
- 4<sup>th</sup> Level: Pool, Spa, Health Club, Hotel Pool Rooms
- 5-20<sup>th</sup> Levels: Hotel Rooms
- 21-25<sup>th</sup> Levels: Hotel Residential Suites
- 26-30<sup>th</sup> Levels: Private Residences

## **Shared Common Areas**

- Elevators
- Roof
- Mechanicals/Chiller/Boiler
- Residential Lobby
- Caroline Street Entrance Drive
- Exterior of Building

## **Exclusive HOA Area**

- Condo Corridors

## **Labor + Service Allocations**

- Annual Financial Audit
- Basic Cable
- Building Insurance
- Capital Contributions
- Cleaning Supplies
- Community Events
- Contract Services:
  - Pest Control in common areas
  - Overnight Cleaners
  - Floral Lobby Decorations
- Landscaping
- Electricity in Common Areas
- Four Seasons Management Fee
- Gym and Spa Access
- IT Licensing
- Property Operation & Maintenance (plumbing, heating, A/C, life safety system)
- Residential Labor
- Trash Removal
- Water

**Move-in and Renovation Rules & Guidelines available on request from Director of Residences**