

**FOUR SEASONS HOUSTON PRIVATE RESIDENCES**  
**1111 Caroline Street, Houston Texas 77010**  
**56 Luxury Private Residences | Information for 2026**



**RESIDENCES + SERVICES**

- Hotel opened on April 15, 1982 with 128 apartments and on March 1, 2004 the top five floors incorporated into 56 condos.
- 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: Special Valet Parking 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 (*All special discounts are subject to change, modification, or discontinuation at any time, without prior notice, and at the sole discretion of management.*)

**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**

- 2026 Assessment is \$1.421 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

**Building Description**

- Basement: Parking, Engineering Offices
- Lobby Level: Residential and Hotel Lobby Entrance, F&B Outlet, Boutique, 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, Sky bridges 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**