

Frequently Asked Questions

1229 Potrero Avenue



1. **When was this building constructed?** 1908, per tax records.
2. **How many units are in the building?** 4 units.
3. **Is this a condo or a TIC?** This is a condo! The building just completed the condo conversion process this year, and this is the first sale of the home as a condo.
4. **How large is this home?** The graphic artist who drafted our floor plan measured 1,240 square feet. Buyers are encouraged to investigate to their satisfaction.
5. **How much are the HOA dues and what do they include?** \$330.00 per month. The dues cover building insurance, water, garbage, and common area utilities. This \$330 figure is based on one occupant in the unit. The water bill is metered (i.e., the more you use, the more you pay), so it is divided across the units based on how many people live in each unit, as a percentage of the whole building. Each additional occupant will increase your dues by roughly \$46/adult or \$23/child.
6. **Who manages the building?** The HOA is self-managed.
7. **Could I rent out this home?** Yes, including short-term rentals of less than 30 days. Please refer to the full leasing policy in Article 2.15 of the CC&Rs. Parking spaces may only be rented to other building occupants.



8. **What is the pet policy for this unit?** Domestic dogs, cats, birds, rodents, reptiles, turtles and fish are allowed. Maximum of three 4-legged pets weighing 75 pounds or less. Pet restrictions for renters are more restrictive (Max 1 dog, no fighting breeds, max weight of 50 pounds). See article 2.6 of the CC&Rs for the full pet policy.
9. **How is the outdoor space divided among the units?** Each unit has its own private patio or yard. This unit has the exclusive use of that awesome yard in the rear left corner. The deck outside of the living room is a shared space.
10. **What is the parking situation?** This home comes with one car side-by-side parking in the garage. It is the far-right space when entering the garage. Buyers are always advised to test park their cars to ensure that they fit and can maneuver in and out of the space.
11. **Is there any additional storage?** Yes. There is an area under the front entry stairs, next to the parking space, that is for the exclusive use of unit 1229. Additionally, there is access to a spacious attic storage area from the small front bedroom (staged as an office). It has an electric drop-down staircase for access.
12. **Are property inspection reports available?** The disclosure package includes a structural pest inspection and a home inspection, both covering the unit and the accessible common areas.
13. **Why are the owners selling?** They needed more space and moved out of the city to be closer to work.