



## Property Information

Date: 2/13/2022

Address: 4404 Bond Street, Unit E, San Diego, CA 92109

### HOA:

- \$270/month
- Copy of CC&Rs from 2020 when seller purchased condo. New CC&Rs will be ordered for buyer once in escrow.
- HOA Includes: Common area maintenance, pool maintenance, general insurance, general pest control, water and trash
- Pet Policy: One small animal

### Upgrades:

- Luxury Vinyl Flooring
- Kitchen/Entry Tile Flooring
- Paint
- Baseboards
- Window coverings/ Custom plantation shutters
- New blinds for both sliding glass doors, and custom valances
- Stainless Steel Farm Sink
- New slow close hardware in kitchen cabinets
- Refinished Kitchen Counters
- Sliding Barn Door
- Light Fixtures/Ceiling Fans
- Custom built in patio furnished
- New storage shed on back patio
- New lattice fencing at front patio
- New Shower, new over toilet cabinet

### Home Insurance Claim(s):

- December 2021 - Sewer backup from upstairs neighbor
  - Insurance covered all repair/replacements of walls, shower, removed asbestos, replaced floor, new paint, new wardrobe.
- January 2023 - Pinhole leak
  - Insurance covered all repair/replacements of plumbing, flooring, paint