Punahou Tower 1621 Dole Street Unit 108, Honolulu 96822 * $485,000

Beds:	**2**	MLS#:	**202401804, FS**	Year Built:	**1973**
Bath:	**2/0**	Status:	**Cancelled**	Remodeled:	**2018**
Living Sq. Ft.:	**807**	List Date & DOM:	**02-16-2024** & **122**	Total Parking:	**1**
Land Sq. Ft.:	**35,981**	Condition:	**Above Average**	Assessed Value	
Lanai Sq. Ft.:	**58**	Frontage:	**Other**	Building:	**$348,600**
Sq. Ft. Other:	**0**	Tax/Year:	**$125/2024**	Land:	**$106,000**
Total Sq. Ft.	**865**	Neighborhood:	**Punahou**	Total:	**$454,600**
Maint./Assoc.	**$742 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**15-20 / No**
Parking:	**Assigned, Covered - 1, Guest, Street**	Frontage:	**Other**		
Zoning:	**13 - A-3 High Density Apartment**	View:	**Mountain**		

Public Remarks: Punahou Tower makes for good living in the heart of Honolulu. This unit was designed by a professional interior decorator. Beautifully remodeled 2 bedrooms, 2 baths unit with one covered parking stall in a centrally located building within walking distance to Punahou Sch, UH Manoa, Kapiolani Hosp, other private and public schools AND easy freeway access in both east and west directions. Bus lines one block away going to Manoa, Moiliili, Ala Moana, Downtown, and Nuuanu. Modern finishes include cabinets, countertops, bath, upgraded lighting fixtures, and luxury vinyl floors for easy maintenance. Unit faces mauka (mountains) so there is a nice breeze into unit and NO afternoon sun. Comfortable sized bedrooms and covered lanai for fresh air. Building amenities include pool, hand ball court, recreation area with kitchen, bar-b-que grills, male-female exercise room with sauna, and guest parking. Seller to pay monthly Special Assessment $220.50/$7,000 for plumbing upgrade. Unit sold "As Is." Seller is related to Listor. Unit is vacant and EZ to see. **Sale Conditions:** None **Schools:** Lunalilo, Washington, Roosevelt * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
1621 Dole Street 108	$485,000	2 & 2/0	807 | $601	35,981 | $13	122

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1621 Dole Street 108	$125 | $742 | $0	$106,000	$348,600	$454,600	107%	1973 & 2018

1621 Dole Street 108 - MLS#: 202401804 - Punahou Tower makes for good living in the heart of Honolulu. This unit was designed by a professional interior decorator. Beautifully remodeled 2 bedrooms, 2 baths unit with one covered parking stall in a centrally located building within walking distance to Punahou Sch, UH Manoa, Kapiolani Hosp, other private and public schools AND easy freeway access in both east and west directions. Bus lines one block away going to Manoa, Moiliili, Ala Moana, Downtown, and Nuuanu. Modern finishes include cabinets, countertops, bath, upgraded lighting fixtures, and luxury vinyl floors for easy maintenance. Unit faces mauka (mountains) so there is a nice breeze into unit and NO afternoon sun. Comfortable sized bedrooms and covered lanai for fresh air. Building amenities include pool, hand ball court, recreation area with kitchen, bar-b-que grills, male-female exercise room with sauna, and guest parking. Seller to pay monthly Special Assessment $220.50/$7,000 for plumbing upgrade. Unit sold "As Is." Seller is related to Listor. Unit is vacant and EZ to see. **Region:** Metro **Neighborhood:** Punahou **Condition:** Above Average **Parking:** Assigned, Covered - 1, Guest, Street **Total Parking:** 1 **View:** Mountain **Frontage:** Other **Pool: Zoning:** 13 - A-3 High Density Apartment **Sale Conditions:** None **Schools:** Lunalilo, Washington, Roosevelt * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market