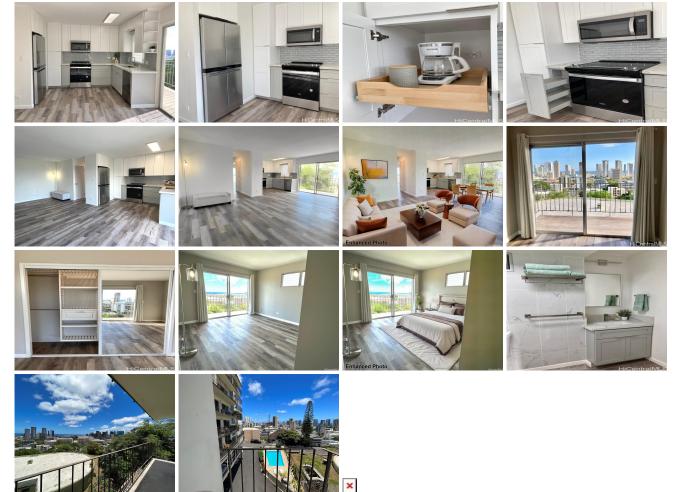
| Park Tower 625 lol | ani Avenue Uni | t A304, Honolulu | <u>96813</u> * \$550,000 | | |
|----------------------------------|------------------|------------------------|-----------------------------|--|--|
| Beds: 2 | MLS#: | <u>202413780</u> , FS | Year Built: 1962 | | |
| Bath: 1/0 | Status: | Active | Remodeled: 2024 | | |
| Living Sq. Ft.: 803 | List Date & DOM: | 06-18-2024 & 27 | Total Parking: 1 | | |
| Land Sq. Ft.: 11,761 | Condition: | Excellent | Assessed Value | | |
| Lanai Sq. Ft.: 93 | Frontage: | Other | Building: \$336,200 | | |
| Sq. Ft. Other: 0 | Tax/Year: | \$126/2024 | Land: \$95,100 | | |
| Total Sq. Ft. 896 | Neighborhood: | Punchbowl-lower | Total: \$431,300 | | |
| Maint./Assoc. \$919 / \$0 | Flood Zone: | Zone X - <u>Tool</u> | Stories / CPR: 8-14 / No | | |
| Parking: Assigned, Covered - 1 | | Frontage: Other | | | |
| Zoning: 12 - A-2 Medium D | ensity Apartme | View: C | ity, Ocean, Sunrise, Sunset | | |

Public Remarks: A must-see spacious and breezy end unit awaits your viewing. Located in a secured building, this completely renovated and upgraded unit offers stunning panoramic views of the city. Units are rarely available due to the building's prime location. Enjoy close proximity to the H-1, Pali Highway, Ward Village, Ala Moana, and Downtown Honolulu. A full-size covered deeded parking stall, guest parking, and a pool are definite pluses as well! The classic yet contemporary redesign includes a brand-new stainless steel Whirlpool kitchen suite (counter-depth full-size refrigerator, range, microwave/hood, and dishwasher), small appliances hub within a built-in pantry, built-in spice rack cabinet, deep drawers for pots and pans, ceiling-high kitchen wall cabinets, quartz countertops, two closet systems, black-out drapes in both bedrooms, and refreshed ceilings. Entertain and enjoy sunrises and sunsets from two generously-sized lanais. Monthly property tax amount based on 2023 Assessed values. **Sale Conditions:** None **Schools:** , , * <u>Request Showing</u>, <u>Photos</u>, <u>History</u>, <u>Maps</u>, <u>Deed</u>, <u>Watch List</u>, <u>Tax Info</u>



| Address | Price | Bd & Bth | Living / Avg. | Land Avg. | DOM |
|------------------------|------------------|----------|---------------|---------------|-----|
| 625 Iolani Avenue A304 | <u>\$550,000</u> | 2 & 1/0 | 803 \$685 | 11,761 \$47 | 27 |

| Address | Tax Maint. Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|------------------------|---------------------|------------------|----------------------|-------------------|-------|---------------------|
| 625 Iolani Avenue A304 | \$126 \$919 \$0 | \$95,100 | \$336,200 | \$431,300 | 128% | 1962 & 2024 |

625 Iolani Avenue A304 - MLS#: 202413780 - A must-see spacious and breezy end unit awaits your viewing. Located in a secured building, this completely renovated and upgraded unit offers stunning panoramic views of the city. Units are rarely available due to the building's prime location. Enjoy close proximity to the H-1, Pali Highway, Ward Village, Ala Moana, and Downtown Honolulu. A full-size covered deeded parking stall, guest parking, and a pool are definite pluses as well! The classic yet contemporary redesign includes a brand-new stainless steel Whirlpool kitchen suite (counter-depth full-size refrigerator, range, microwave/hood, and dishwasher), small appliances hub within a built-in pantry, built-in spice rack cabinet, deep drawers for pots and pans, ceiling-high kitchen wall cabinets, quartz countertops, two closet systems, black-out drapes in both bedrooms, and refreshed ceilings. Entertain and enjoy sunrises and sunsets from two generously-sized lanais. Monthly property tax amount based on 2023 Assessed values. **Region:** Metro **Neighborhood:** Punchbowl-lower **Condition:** Excellent **Parking:** Assigned, Covered - 1 **Total Parking:** 1 **View:** City, Ocean, Sunrise, Sunset **Frontage:** Other **Pool: Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** , , * <u>Request Showing</u>, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market