Kukui Plaza 1255 Nuuanu Avenue Unit E801, Honolulu 96817 * \$640,000

Beds: 2 MLS#: 202414053, FS Year Built: 1976

Status: Active Under Contract Bath: 1/0 Remodeled: 2024

Living Sq. Ft.: 1,000 List Date & DOM: 06-12-2024 & 15 Total Parking: 1

Land Sq. Ft.: 221,459 Condition: Excellent **Assessed Value** Lanai Sq. Ft.: 145 Frontage: Building: \$391,800 Sq. Ft. Other: 0 Tax/Year: \$142/2023 Land: **\$93,600** Total Sq. Ft. 1,145 Neighborhood: **Downtown** Total: **\$485,400**

Parking: Assigned, Covered - 1, Garage Frontage:

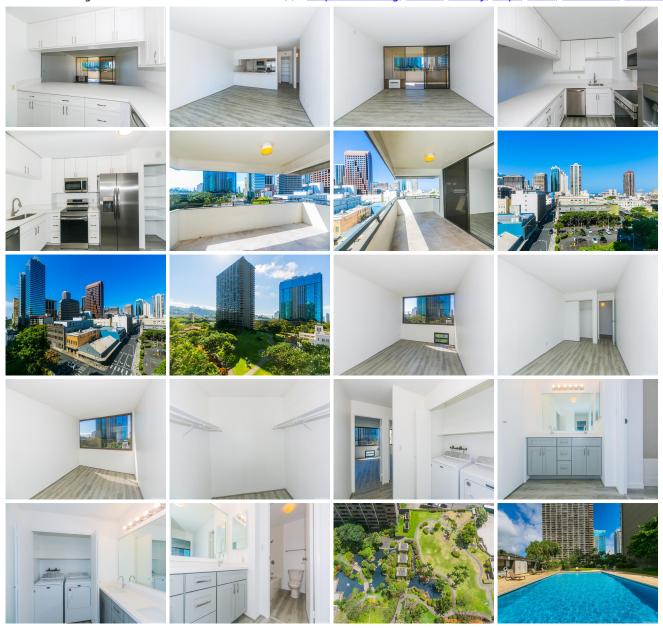
Maint./Assoc. \$898 / \$0

View: City, Garden, Mountain, Ocean, Sunset **Zoning: 34 - BMX-4 Central Business Mix**

Stories / CPR: 21+ / No

Flood Zone: Zone X - Tool

Public Remarks: Newly remodeled 2 bedroom, 1 bath, 1-covered parking stall, corner end unit located in the Kukui Plaza building in Downtown Honolulu! This unit has a washer & dryer inside while most other units do not and have to use a community laundry. Located in the heart of Downtown Honolulu, you're minutes away from various restaurants, stores, and coffee shops! Amenities include a pool, barbeque stations, beautiful garden and walking path, and on site security guards! No pets allowed except for service and emotional support animals. Leasehold Fee of approximately \$8,000 will be paid for by Seller at closing! Sale Conditions: None Schools: , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info









Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
1255 Nuuanu Avenue E801	\$640,000	2 & 1/0	1,000 \$640	221,459 \$3	15

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1255 Nuuanu Avenue E801	\$142 \$898 \$0	\$93,600	\$391,800	\$485,400	132%	1976 & 2024

1255 Nuuanu Avenue E801 - MLS#: 202414053 - Newly remodeled 2 bedroom, 1 bath, 1-covered parking stall, corner end unit located in the Kukui Plaza building in Downtown Honolulu! This unit has a washer & dryer inside while most other units do not and have to use a community laundry. Located in the heart of Downtown Honolulu, you're minutes away from various restaurants, stores, and coffee shops! Amenities include a pool, barbeque stations, beautiful garden and walking path, and on site security guards! No pets allowed except for service and emotional support animals. Leasehold Fee of approximately \$8,000 will be paid for by Seller at closing! Region: Metro Neighborhood: Downtown Condition: Excellent Parking: Assigned, Covered - 1, Garage Total Parking: 1 View: City, Garden, Mountain, Ocean, Sunset Frontage: Pool: Zoning: 34 - BMX-4 Central Business Mix Sale Conditions: None Schools: , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market