1906 Fern St 1906 Fern Street Unit 303, Honolulu 96826 * $350,000

Beds:	**1**	MLS#:	**202404092, FS**	Year Built:	**1974**
Bath:	**1/0**	Status:	**Active**	Remodeled:	
Living Sq. Ft.:	**492**	List Date & DOM:	**02-23-2024** & **144**	Total Parking:	**1**
Land Sq. Ft.:	**5,009**	Condition:	**Excellent, Above Average**	Assessed Value	
Lanai Sq. Ft.:	**0**	Frontage:	**Other**	Building:	**$174,400**
Sq. Ft. Other:	**0**	Tax/Year:	**$63/2023**	Land:	**$159,500**
Total Sq. Ft.	**492**	Neighborhood:	**Mccully**	Total:	**$333,900**
Maint./Assoc.	**$391 / $0**	Flood Zone:	**Zone AO - Tool**	Stories / CPR:	**Three+ / No**
Parking:	**Assigned, Covered - 1, Guest, Street**	Frontage:	**Other**		
Zoning:	**12 - A-2 Medium Density Apartme**	View:	**Mountain**		

Public Remarks: Seller is now ready to sell! MOVE-IN READY in a HIGHLY DESIREABLE LOCATION! This well maintained 1 bedroom 1 bath condominium with air conditioning in both the living area and bedroom is a must see! Beautifully upgraded with custom made, sleek Formica cabinets in both the kitchen and bathroom, gorgeous granite counter tops, and stainless steel kitchen appliances. Closet doors are updated with modern black framed mirrored sliding doors. New security screen door with Ring doorbell is an added feature. Covered parking and 4 guest stalls are a huge plus. There is on-property community laundry and two outside storage units are included as well. The low monthly maintenance fee (under $400) includes water, sewer and care of the commons areas! Conveniently located in McCully, near beaches, eateries, shopping, grocery, school and bus line. Don't wait! This is sure to go quickly! **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
1906 Fern Street 303	$350,000	1 & 1/0	492 | $711	5,009 | $70	144

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1906 Fern Street 303	$63 | $391 | $0	$159,500	$174,400	$333,900	105%	1974 & NA

1906 Fern Street 303 - MLS#: 202404092 - Seller is now ready to sell! MOVE-IN READY in a HIGHLY DESIREABLE LOCATION! This well maintained 1 bedroom 1 bath condominium with air conditioning in both the living area and bedroom is a must see! Beautifully upgraded with custom made, sleek Formica cabinets in both the kitchen and bathroom, gorgeous granite counter tops, and stainless steel kitchen appliances. Closet doors are updated with modern black framed mirrored sliding doors. New security screen door with Ring doorbell is an added feature. Covered parking and 4 guest stalls are a huge plus. There is on-property community laundry and two outside storage units are included as well. The low monthly maintenance fee (under $400) includes water, sewer and care of the commons areas! Conveniently located in McCully, near beaches, eateries, shopping, grocery, school and bus line. Don't wait! This is sure to go quickly! **Region:** Metro **Neighborhood:** Mccully **Condition:** Excellent, Above Average **Parking:** Assigned, Covered - 1, Guest, Street **Total Parking:** 1 **View:** Mountain **Frontage:** Other **Pool: Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market