

**Ward Lanai 905 Spencer Street Unit 302, Honolulu 96822 \* Ward Lanai \* \$495,000 \***

**Originally \$550,000**

Beds: <b>2</b>	MLS#: <b>202408743, FS</b>	Year Built: <b>1979</b>
Bath: <b>2/0</b>	Status: <b>Active</b>	Remodeled: <b>2015</b>
Living Sq. Ft.: <b>1,318</b>	List Date & DOM: <b>04-22-2024 &amp; 86</b>	Total Parking: <b>1</b>
Land Sq. Ft.: <b>14,375</b>	Condition: <b>Average</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>0</b>	Frontage: <b>Other</b>	Building: <b>\$454,600</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$99/2023</b>	Land: <b>\$125,100</b>
Total Sq. Ft.: <b>1,318</b>	Neighborhood: <b>Punchbowl Area</b>	Total: <b>\$579,700</b>
Maint./Assoc. <b>\$1,150 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone X - Tool</b>	Stories / CPR: / <b>No</b>
Parking: <b>Covered - 1, Street</b>	Frontage: <b>Other</b>	
<a href="#">Zoning</a> : <b>12 - A-2 Medium Density Apartme</b>	View: <b>City, Coastline, Other</b>	

**Public Remarks:** Spacious and conveniently located to shopping, dining and downtown. This large 2 bedroom 2 bath unit is just over 1,300 sq. ft. and also comes with a covered parking stall. Lots of natural light and beautiful views from the living and dining room. The owner is elderly and there is too much clutter to see the true size of the unit in pictures so the pictures have been virtually staged. **Sale Conditions:** None **Schools:** [Lincoln](#), [Stevenson](#), [Roosevelt](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	Lanai	Occ.	FL	DOM
<a href="#">905 Spencer Street 302</a>	<b>\$495,000</b>	2 & 2/0	1,318   \$376	14,375   \$34	0	65%	3	86

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">905 Spencer Street 302</a>	\$99   \$1,150   \$0	\$125,100	\$454,600	\$579,700	85%	1979 & 2015

[905 Spencer Street 302](#) - MLS#: [202408743](#) - Original price was \$550,000 - Spacious and conveniently located to shopping, dining and downtown. This large 2 bedroom 2 bath unit is just over 1,300 sq. ft. and also comes with a covered parking stall. Lots of natural light and beautiful views from the living and dining room. The owner is elderly and there is too much clutter to see the true size of the unit in pictures so the pictures have been virtually staged. **Region:** Metro **Neighborhood:** Punchbowl Area **Condition:** Average **Parking:** Covered - 1, Street **Total Parking:** 1 **View:** City, Coastline, Other **Frontage:** Other **Pool:** **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** [Lincoln](#), [Stevenson](#), [Roosevelt](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number