Modea 168 Queen Street Unit 611, Honolulu 96813 * Modea * $585,800

Beds:	**1**	MLS#:	**202411328, FS**	Year Built:	**1972**
Bath:	**1/0**	Status:	**Active Under Contract**	Remodeled:	
Living Sq. Ft.:	**490**	List Date & DOM:	**05-24-2024** & **11**	Total Parking:	**1**
Land Sq. Ft.:	**0**	Condition:	**Excellent**	Assessed Value	
Lanai Sq. Ft.:	**224**	Frontage:		Building:	**$456,038**
Sq. Ft. Other:	**0**	Tax/Year:	**$146/2024**	Land:	**$129,762**
Total Sq. Ft.	**714**	Neighborhood:	**Downtown**	Total:	**$585,800**
Maint./Assoc.	**$662 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**/ No**
Parking:	**Assigned**	Frontage:			
Zoning:	**34 - BMX-4 Central Business Mix**	View:	**None**		

Public Remarks: Immerse yourself in urban elegance at MODEA, nestled in the heart of Downtown Honolulu. This new adaptive reuse project is the anchor of the revitalization of Downtown. The soaring 10’4” high ceiling creates an open and expansive ambiance for this one-bedroom residence and is one of the few limited units with a lanai. The thoughtfully designed kitchen is equipped with modern appliances, sleek quartz countertops and Italian Designed Custom European Cabinetry, offering ample storage space. Amenities include a fitness center, yoga space, co-working lounge, meeting room, BBQ Cabana, Karaoke room and more. All of Modea units have an assigned parking and the building is pet friendly with 24 Hour Security. Don’t miss this opportunity to own in Modea with world-class art, culture and an abundance of dining and entertainment at your doorstep. **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
168 Queen Street 611	$585,800	1 & 1/0	490 | $1,196	0 | $inf	224	0%	6	11

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
168 Queen Street 611	$146 | $662 | $0	$129,762	$456,038	$585,800	100%	1972 & NA

168 Queen Street 611 - MLS#: 202411328 - Immerse yourself in urban elegance at MODEA, nestled in the heart of Downtown Honolulu. This new adaptive reuse project is the anchor of the revitalization of Downtown. The soaring 10’4” high ceiling creates an open and expansive ambiance for this one-bedroom residence and is one of the few limited units with a lanai. The thoughtfully designed kitchen is equipped with modern appliances, sleek quartz countertops and Italian Designed Custom European Cabinetry, offering ample storage space. Amenities include a fitness center, yoga space, co-working lounge, meeting room, BBQ Cabana, Karaoke room and more. All of Modea units have an assigned parking and the building is pet friendly with 24 Hour Security. Don’t miss this opportunity to own in Modea with world-class art, culture and an abundance of dining and entertainment at your doorstep. **Region:** Metro **Neighborhood:** Downtown **Condition:** Excellent **Parking:** Assigned **Total Parking:** 1 **View:** None **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, Occ. = Occupancy, FL = Floor Number