

**Queen Emma Gardens 1515 Nuuanu Avenue Unit 2355, Honolulu 96817 \* Queen Emma**

**Gardens \* \$349,000**

Beds: <b>1</b>	MLS#: <b>202412571, FS</b>	Year Built: <b>1963</b>
Bath: <b>1/0</b>	Status: <b>Active</b>	Remodeled:
Living Sq. Ft.: <b>574</b>	List Date & DOM: <b>06-07-2024 &amp; 23</b>	Total Parking: <b>1</b>
Land Sq. Ft.: <b>0</b>	Condition: <b>Excellent</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>0</b>	Frontage:	Building: <b>\$238,400</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$97/2023</b>	Land: <b>\$94,900</b>
Total Sq. Ft. <b>574</b>	Neighborhood: <b>Downtown</b>	Total: <b>\$333,300</b>
Maint./Assoc. <b>\$916 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone X - Tool</b>	Stories / CPR: / <b>No</b>
Parking: <b>Assigned, Covered - 1, Guest</b>	Frontage:	
<a href="#">Zoning</a> : <b>12 - A-2 Medium Density Apartme</b>	View: <b>City, Diamond Head</b>	

**Public Remarks:** Desirable Queen Tower, breathtaking DH and partial ocean view. Fully remodeled in 2024. Spacious 1/1 with 1 covered parking. Pet friendly (verify). Enjoy secured 8-acres well maintained garden with 8 BBQ areas, jogging/walking path, Dog walking with dog waste bins, 2 pools including kiddie pool, 2 of Tea Houses are available for social occasions, with bathrooms, full kitchen, tables and chairs. Nice Koi Pond, birds gathering peacefully. Super convenient location, walking distance to Downtown Business District, Nice upscale restaurants and enjoy First Friday art district, Chinatown for shopping. Safeway/Longs Drugs are just across, Starbucks, Poke store, Local restaurants are also across. Queens Medical Center, Kuakini Hospital are only couple blocks away. Close to H-1 Freeway entrance both East and West bound. You will enjoy the sophisticated property. Don't miss this Gem-like life. **Sale Conditions:** None **Schools:** [Royal](#), [Keelikolani](#), [Mckinley](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	Lanai	Occ.	FL	DOM
<a href="#">1515 Nuuanu Avenue 2355</a>	<a href="#">\$349,000</a>	1 & 1/0	574   \$608	0   \$inf	0	50%	23	23

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">1515 Nuuanu Avenue 2355</a>	\$97   \$916   \$0	\$94,900	\$238,400	\$333,300	105%	1963 & NA

[1515 Nuuanu Avenue 2355](#) - MLS#: [202412571](#) - Desirable Queen Tower, breathtaking DH and partial ocean view. Fully remodeled in 2024. Spacious 1/1 with 1 covered parking. Pet friendly (verify). Enjoy secured 8-acres well maintained garden with 8 BBQ areas, jogging/walking path, Dog walking with dog waste bins, 2 pools including kiddie pool, 2 of Tea Houses are available for social occasions, with bathrooms, full kitchen, tables and chairs. Nice Koi Pond, birds gathering peacefully. Super convenient location, walking distance to Downtown Business District, Nice upscale restaurants and enjoy First Friday art district, Chinatown for shopping. Safeway/Longs Drugs are just across, Starbucks, Poke store, Local restaurants are also across. Queens Medical Center, Kuakini Hospital are only couple blocks away. Close to H-1 Freeway entrance both East and West bound. You will enjoy the sophisticated property. Don't miss this Gem-like life. **Region:** Metro **Neighborhood:** Downtown **Condition:** Excellent **Parking:** Assigned, Covered - 1, Guest **Total Parking:** 1 **View:** City, Diamond Head **Frontage:** **Pool:** **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** [Royal](#), [Keelikolani](#), [Mckinley](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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