<u>Park Tower 625 Iolani Avenue Unit A304, Honolulu 96813</u> * \$550,000						
Beds: 2	MLS#:	<u>202413780</u> , FS	Year Built: 1962			
Bath: 1/0	Status:	Active	Remodeled: 2024			
Living Sq. Ft.: 803	List Date & DOM:	06-18-2024 & 27	Total Parking: 1			
Land Sq. Ft.: 11,761	Condition:	Excellent	Assessed Value			
Lanai Sq. Ft.: 93	Frontage:	Other	Building: \$336,200			
Sq. Ft. Other: 0	Tax/Year:	\$126/2024	Land: \$95,100			
Total Sq. Ft. 896	Neighborhood:	Punchbowl-lower	Total: \$431,300			
Maint./Assoc. \$919 / \$0	Flood Zone:	Zone X - <u>Tool</u>	Stories / CPR: 8-14 / No			
Parking: Assigned, Covered - 1		Frontage: Other				
Zoning: 12 - A-2 Medium Density Apartme		View: City, Ocean, Sunrise, Sunset				

Public Remarks: A must-see spacious and breezy end unit awaits your viewing. Located in a secured building, this completely renovated and upgraded unit offers stunning panoramic views of the city. Units are rarely available due to the building's prime location. Enjoy close proximity to the H-1, Pali Highway, Ward Village, Ala Moana, and Downtown Honolulu. A full-size covered deeded parking stall, guest parking, and a pool are definite pluses as well! The classic yet contemporary redesign includes a brand-new stainless steel Whirlpool kitchen suite (counter-depth full-size refrigerator, range, microwave/hood, and dishwasher), small appliances hub within a built-in pantry, built-in spice rack cabinet, deep drawers for pots and pans, ceiling-high kitchen wall cabinets, quartz countertops, two closet systems, black-out drapes in both bedrooms, and refreshed ceilings. Entertain and enjoy sunrises and sunsets from two generously-sized lanais. Monthly property tax amount based on 2023 Assessed values. **Sale Conditions:** None **Schools:** , , * <u>Request Showing</u>, <u>Photos</u>, <u>History</u>, <u>Maps</u>, <u>Deed</u>, <u>Watch List</u>, <u>Tax Info</u>

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
625 Iolani Avenue A304	<u>\$550,000</u>	2 & 1/0	803 \$685	11,761 \$47	27

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
625 Iolani Avenue A304	\$126 \$919 \$0	\$95,100	\$336,200	\$431,300	128%	1962 & 2024

625 Iolani Avenue A304 - MLS#: 202413780 - A must-see spacious and breezy end unit awaits your viewing. Located in a secured building, this completely renovated and upgraded unit offers stunning panoramic views of the city. Units are rarely available due to the building's prime location. Enjoy close proximity to the H-1, Pali Highway, Ward Village, Ala Moana, and Downtown Honolulu. A full-size covered deeded parking stall, guest parking, and a pool are definite pluses as well! The classic yet contemporary redesign includes a brand-new stainless steel Whirlpool kitchen suite (counter-depth full-size refrigerator, range, microwave/hood, and dishwasher), small appliances hub within a built-in pantry, built-in spice rack cabinet, deep drawers for pots and pans, ceiling-high kitchen wall cabinets, quartz countertops, two closet systems, black-out drapes in both bedrooms, and refreshed ceilings. Entertain and enjoy sunrises and sunsets from two generously-sized lanais. Monthly property tax amount based on 2023 Assessed values. **Region:** Metro **Neighborhood:** Punchbowl-lower **Condition:** Excellent **Parking:** Assigned, Covered - 1 **Total Parking:** 1 **View:** City, Ocean, Sunrise, Sunset **Frontage:** Other **Pool: Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** , , * <u>Request Showing</u>, <u>Photos</u>, History, Maps, Deed, Watch List, <u>Tax Info</u>

DOM = Days on Market