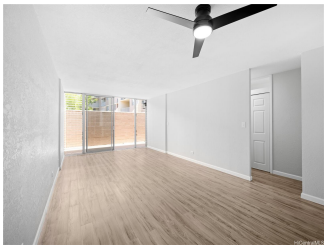
1634 Nuuanu 1634 Nuuanu Avenue Unit 113, Honolulu 96817 * $525,000

Beds:	**2**	MLS#:	**202413993, FS**	Year Built:	**1978**
Bath:	**2/0**	Status:	**Active**	Remodeled:	**2024**
Living Sq. Ft.:	**922**	List Date & DOM:	**06-11-2024** & **15**	Total Parking:	**1**
Land Sq. Ft.:	**0**	Condition:	**Excellent, Above Average**	Assessed Value	
Lanai Sq. Ft.:	**161**	Frontage:		Building:	**$421,100**
Sq. Ft. Other:	**0**	Tax/Year:	**$137/2024**	Land:	**$106,900**
Total Sq. Ft.	**1,083**	Neighborhood:	**Nuuanu-lower**	Total:	**$528,000**
Maint./Assoc.	**$724 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**Three+ / No**
Parking:	**Assigned, Covered - 1, Guest, Secured Entry**	Frontage:			
Zoning:	**11 - A-1 Low Density Apartment**	View:	**None**		

Public Remarks: FULLY REMODELED with brand-new appliances/kitchen cabinets, and move-in ready, this spacious main-level residence is a perfect blend of comfort and convenience. Featuring an beautiful open kitchen and an enclosed lanai where you can enjoy Hawaii's beautiful weather year-round. This home comes with two bedrooms, two full baths, and an in-unit stack washer/dryer. The lanai opens to a tranquil courtyard equipped with BBQ facilities and open space for relaxation. The building is PET FRIENDLY and offers a private pool with a BBQ area, small kitchen, and seating area adjacent to the pool. Parking is never an issue with one secure covered parking stall and five guest stalls available. Conveniently located near numerous eateries, a gas station, and just a few blocks from downtown and H-1 freeway access that offers both comfort and accessibility. Note: Assessment $292.00/mth loan for replaced sewer & water pipe until 2038. **Sale Conditions:** None
Schools: Kauluwela, Kawananakoa, Mckinley * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info



Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
1634 Nuuanu Avenue 113	$525,000	2 & 2/0	922 | $569	0 | $inf	15

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1634 Nuuanu Avenue 113	$137 | $724 | $0	$106,900	$421,100	$528,000	99%	1978 & 2024

1634 Nuuanu Avenue 113 - MLS#: 202413993 - FULLY REMODELED with brand-new appliances/kitchen cabinets, and move-in ready, this spacious main-level residence is a perfect blend of comfort and convenience. Featuring an beautiful open kitchen and an enclosed lanai where you can enjoy Hawaii's beautiful weather year-round. This home comes with two bedrooms, two full baths, and an in-unit stack washer/dryer. The lanai opens to a tranquil courtyard equipped with BBQ facilities and open space for relaxation. The building is PET FRIENDLY and offers a private pool with a BBQ area, small kitchen, and seating area adjacent to the pool. Parking is never an issue with one secure covered parking stall and five guest stalls available. Conveniently located near numerous eateries, a gas station, and just a few blocks from downtown and H-1 freeway access that offers both comfort and accessibility. Note: Assessment $292.00/mth loan for replaced sewer & water pipe until 2038. **Region:** Metro **Neighborhood:** Nuuanu-lower **Condition:** Excellent, Above Average **Parking:** Assigned, Covered - 1, Guest, Secured Entry **Total Parking:** 1 **View:** None **Frontage: Pool: Zoning:** 11 - A-1 Low Density Apartment **Sale Conditions:** None **Schools:** Kauluwela, Kawananakoa, Mckinley * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market