

Kukui Plaza 1255 Nuuanu Avenue Unit E801, Honolulu 96817 * Kukui Plaza * \$640,000

Beds: 2	MLS#: 202414053, FS	Year Built: 1976
Bath: 1/0	Status: Active	Remodeled: 2024
Living Sq. Ft.: 1,000	List Date & DOM: 06-12-2024 & 33	Total Parking: 1
Land Sq. Ft.: 221,459	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 145	Frontage:	Building: \$391,800
Sq. Ft. Other: 0	Tax/Year: \$142/2023	Land: \$93,600
Total Sq. Ft. 1,145	Neighborhood: Downtown	Total: \$485,400
Maint./Assoc. \$898 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: 21+ / No
Parking: Assigned, Covered - 1, Garage	Frontage:	
Zoning : 34 - BMX-4 Central Business Mix	View: City, Garden, Mountain, Ocean, Sunset	

Public Remarks: Newly remodeled 2 bedroom, 1 bath, 1-covered parking stall, corner end unit located in the Kukui Plaza building in Downtown Honolulu! This unit has a washer & dryer inside while most other units do not and have to use a community laundry. Located in the heart of Downtown Honolulu, you're minutes away from various restaurants, stores, and coffee shops! Amenities include a pool, barbeque stations, beautiful garden and walking path, and on site security guards! No pets allowed except for service and emotional support animals. Leasehold Fee of approximately \$8,000 will be paid for by Seller at closing! **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
1255 Nuuanu Avenue E801	\$640,000	2 & 1/0	1,000 \$640	221,459 \$3	145	49%	8	33

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1255 Nuuanu Avenue E801	\$142 \$898 \$0	\$93,600	\$391,800	\$485,400	132%	1976 & 2024

[1255 Nuuanu Avenue E801](#) - MLS#: [202414053](#) - Newly remodeled 2 bedroom, 1 bath, 1-covered parking stall, corner end unit located in the Kukui Plaza building in Downtown Honolulu! This unit has a washer & dryer inside while most other units do not and have to use a community laundry. Located in the heart of Downtown Honolulu, you're minutes away from various restaurants, stores, and coffee shops! Amenities include a pool, barbeque stations, beautiful garden and walking path, and on site security guards! No pets allowed except for service and emotional support animals. Leasehold Fee of approximately \$8,000 will be paid for by Seller at closing! **Region:** Metro **Neighborhood:** Downtown **Condition:** Excellent **Parking:** Assigned, Covered - 1, Garage **Total Parking:** 1 **View:** City, Garden, Mountain, Ocean, Sunset **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