<u>Kukui Plaza 1255 N</u>	uuanu Avenue Unit I	801, Honolulu	<u>96817</u> * \$640,000
Beds: 2	MLS#: 202	<u>414053</u> , FS	Year Built: 1976
Bath: 1/0	Status: Acti Con	ve Under tract	Remodeled: 2024
Living Sq. Ft.: 1,000	List Date & DOM: 06-1	. 2-2024 & 15	Total Parking: 1
Land Sq. Ft.: 221,459	Condition: Exce	ellent	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: Dow	ntown	Total: \$485,400
Maint./Assoc. \$898 / \$0	Flood Zone: Zone	e X - <u>Tool</u>	Stories / CPR: 21+ / No
Parking: Assigned, Covere	ed - 1, Garage	Frontage:	
		Cit	y Garden Mountain Ocea

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:** , , * <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
1255 Nuuanu Avenue E801	<u>\$640,000</u>	2 & 1/0	1,000 \$640	221,459 \$3	15

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

<u>1255 Nuuanu Avenue E801</u> - MLS#: <u>202414053</u> - 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:** , , * <u>Request Showing</u>, <u>Photos</u>, <u>History</u>, <u>Maps</u>, <u>Deed</u>, <u>Watch</u> List, <u>Tax Info</u>

DOM = Days on Market