

**Kulanui Hale 2860 Waiialae Avenue Unit 316, Honolulu 96826 \* Kulanui Hale \* \$365,000 \***

**Originally \$375,000**

Beds: <b>1</b>	MLS#: <b>202414470, FS</b>	Year Built: <b>1995</b>
Bath: <b>1/0</b>	Status: <b>Active</b>	Remodeled: <b>2024</b>
Living Sq. Ft.: <b>370</b>	List Date & DOM: <b>06-17-2024 &amp; 30</b>	Total Parking: <b>1</b>
Land Sq. Ft.: <b>23,566</b>	Condition: <b>Excellent</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>0</b>	Frontage:	Building: <b>\$242,900</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$88/2023</b>	Land: <b>\$58,600</b>
Total Sq. Ft. <b>370</b>	Neighborhood: <b>University</b>	Total: <b>\$301,500</b>
Maint./Assoc. <b>\$502 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone AE - Tool</b>	Stories / CPR: <b>Three+ / No</b>
Parking: <b>Assigned</b>	Frontage:	
<a href="#">Zoning</a> : <b>12 - A-2 Medium Density Apartme</b>	View: <b>City</b>	

**Public Remarks:** Take a look at this recently renovated 1-bedroom unit conveniently located near the University of Hawaii at Manoa, Market City, and various dining options in the University or Kaimuki area. This unit features an upgraded kitchen with ample pantry space for storage, as well as new flooring and fresh paint throughout. Additionally, it is equipped with a brand new window A/C in the bedroom, 24-inch refrigerator, stove, and over-the-range microwave. The bathroom has also been modernized, boasting new tiles, tub, vanity, toilet, and shower fixture. The building offers a community laundry, cluster mailbox, and elevator. The unit is currently vacant. Call your agent today to schedule a showing. The seller is willing to credit the buyer \$5,000 to buy down current points. **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
<a href="#">2860 Waiialae Avenue 316</a>	<b>\$365,000</b>	1 & 1/0	370   \$986	23,566   \$15	0	31%	3	30

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">2860 Waiialae Avenue 316</a>	\$88   \$502   \$0	\$58,600	\$242,900	\$301,500	121%	1995 & 2024

[2860 Waiialae Avenue 316](#) - MLS#: [202414470](#) - Original price was \$375,000 - Take a look at this recently renovated 1-bedroom unit conveniently located near the University of Hawaii at Manoa, Market City, and various dining options in the University or Kaimuki area. This unit features an upgraded kitchen with ample pantry space for storage, as well as new flooring and fresh paint throughout. Additionally, it is equipped with a brand new window A/C in the bedroom, 24-inch refrigerator, stove, and over-the-range microwave. The bathroom has also been modernized, boasting new tiles, tub, vanity, toilet, and shower fixture. The building offers a community laundry, cluster mailbox, and elevator. The unit is currently vacant. Call your agent today to schedule a showing. The seller is willing to credit the buyer \$5,000 to buy down current points. **Region:** Metro **Neighborhood:** University **Condition:** Excellent **Parking:** Assigned **Total Parking:** 1 **View:** City **Frontage:** Pool: **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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