Island Colony 445 Seaside Avenue Unit 3106, Honolulu 96815 * Island Colony * $385,000

Beds:	**0**	MLS#:	**202414625, FS**	Year Built:	**1979**
Bath:	**1/0**	Status:	**Active Under Contract**	Remodeled:	
Living Sq. Ft.:	**309**	List Date & DOM:	**06-26-2024** & **5**	Total Parking:	**0**
Land Sq. Ft.:	**0**	Condition:	**Excellent, Above Average**	Assessed Value	
Lanai Sq. Ft.:	**104**	Frontage:		Building:	**$304,800**
Sq. Ft. Other:	**0**	Tax/Year:	**$409/2024**	Land:	**$56,700**
Total Sq. Ft.	**413**	Neighborhood:	**Waikiki**	Total:	**$361,500**
Maint./Assoc.	**$594 / $0**	Flood Zone:	**Zone AE,Zo - Tool**	Stories / CPR:	**21+ / No**
Parking:	**None**	Frontage:			
Zoning:	**X2 - Apartment Precinct**	View:	**City, Mountain, Ocean**		

Public Remarks: Come home to spectacular ocean and mountain views on your extra spacious 31st floor Lanai. The unit features real hardwood floors, updated bathroom, and updated kitchenette with two burners and a full refrigerator. This Island Colony studio is the perfect starter or second home and a great investment. Short term rentals are permitted here and the unit comes fully furnished and is AirBnB ready with all the comforts guests are looking for. The building has a fantastic amenity deck complete with a large in-ground pool, a built-in hot tub, full fitness center, laundry facilities, and even a convenience store! There is a building-wide plumbing upgrade project in progress. You are in luck because the job has been completed in this unit. There is also no special assessment for this project. Island Colony is located in the heart of Waikiki just a short distance to the world famous Waikiki Beach, International Marketplace, and other iconic attractions and restaurants. **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
445 Seaside Avenue 3106	$385,000	0 & 1/0	309 | $1,246	0 | $inf	104	10%	31	5

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
445 Seaside Avenue 3106	$409 | $594 | $0	$56,700	$304,800	$361,500	107%	1979 & NA

445 Seaside Avenue 3106 - MLS#: 202414625 - Come home to spectacular ocean and mountain views on your extra spacious 31st floor Lanai. The unit features real hardwood floors, updated bathroom, and updated kitchenette with two burners and a full refrigerator. This Island Colony studio is the perfect starter or second home and a great investment. Short term rentals are permitted here and the unit comes fully furnished and is AirBnB ready with all the comforts guests are looking for. The building has a fantastic amenity deck complete with a large in-ground pool, a built-in hot tub, full fitness center, laundry facilities, and even a convenience store! There is a building-wide plumbing upgrade project in progress. You are in luck because the job has been completed in this unit. There is also no special assessment for this project. Island Colony is located in the heart of Waikiki just a short distance to the world famous Waikiki Beach, International Marketplace, and other iconic attractions and restaurants. **Region:** Metro **Neighborhood:** Waikiki **Condition:** Excellent, Above Average **Parking:** None **Total Parking:** 0 **View:** City, Mountain, Ocean **Frontage: Pool: Zoning:** X2 - Apartment Precinct **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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