Six Twenty Sheridan 620 Sheridan Street Unit 207, Honolulu 96814 * $319,000

Beds:	**1**	MLS#:	**202414916, FS**	Year Built:	**1980**
Bath:	**1/0**	Status:	**Active Under Contract**	Remodeled:	**2005**
Living Sq. Ft.:	**470**	List Date & DOM:	**06-25-2024** & **19**	Total Parking:	**1**
Land Sq. Ft.:	**9,496**	Condition:	**Excellent**	Assessed Value	
Lanai Sq. Ft.:	**64**	Frontage:		Building:	**$257,600**
Sq. Ft. Other:	**0**	Tax/Year:	**$93/2024**	Land:	**$77,600**
Total Sq. Ft.	**534**	Neighborhood:	**Ala Moana**	Total:	**$335,200**
Maint./Assoc.	**$635 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**One / No**
Parking:	**Assigned, Covered - 1, Secured Entry, Street**	Frontage:			
Zoning:	**11 - A-1 Low Density Apartment**	View:	**None**		

Public Remarks: Great starter apartment in the heart of the developing Kapiolani/Keeaumoku area. Walking distance to the Ala Moana Shopping Center, Keeaumoku business area, Walmart, bus lines, beaches and restaurants. Remodeled in 2005. Also just refreshed this year with new paint and new luxury vinyl plank flooring in the living room. Wind shades installed on the usable lanai. Unit will be sold with furnishings (inventory to be provided). Move in ready. Maint fee includes all utilities except cable tv and internet. Other monthly fee includes $151.97 Special Assessment for completed plumbing/elevator/garage door work and $35 AC surcharge. Community laundry located on bldg roof. Sold "as-is." Darren Wong (R) RB-22385 Realty Experts Hawaii Inc. **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
620 Sheridan Street 207	$319,000	1 & 1/0	470 | $679	9,496 | $34	19

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
620 Sheridan Street 207	$93 | $635 | $0	$77,600	$257,600	$335,200	95%	1980 & 2005

620 Sheridan Street 207 - MLS#: 202414916 - Great starter apartment in the heart of the developing Kapiolani/Keeaumoku area. Walking distance to the Ala Moana Shopping Center, Keeaumoku business area, Walmart, bus lines, beaches and restaurants. Remodeled in 2005. Also just refreshed this year with new paint and new luxury vinyl plank flooring in the living room. Wind shades installed on the usable lanai. Unit will be sold with furnishings (inventory to be provided). Move in ready. Maint fee includes all utilities except cable tv and internet. Other monthly fee includes $151.97 Special Assessment for completed plumbing/elevator/garage door work and $35 AC surcharge. Community laundry located on bldg roof. Sold "as-is." Darren Wong (R) RB-22385 Realty Experts Hawaii Inc. **Region:** Metro **Neighborhood:** Ala Moana **Condition:** Excellent **Parking:** Assigned, Covered - 1, Secured Entry, Street **Total Parking:** 1 **View:** None **Frontage: Pool: Zoning:** 11 - A-1 Low Density Apartment **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market