

FERN GARDENS 1715 Fern Street Unit 303, Honolulu 96826 * \$249,000

Beds: 1	MLS#: 202415980, FS	Year Built: 1977
Bath: 1/0	Status: Active	Remodeled:
Living Sq. Ft.: 432	List Date & DOM: 07-10-2024 & 3	Total Parking: 1
Land Sq. Ft.: 0	Condition: Average, Fair	Assessed Value
Lanai Sq. Ft.: 33	Frontage:	Building: \$197,100
Sq. Ft. Other: 0	Tax/Year: \$27/2024	Land: \$79,500
Total Sq. Ft. 465	Neighborhood: Mccully	Total: \$276,600
Maint./Assoc. \$628 / \$0	Flood Zone : Zone AO - Tool	Stories / CPR: 4-7 / No
Parking: Assigned, Covered - 1, Compact	Frontage:	
Zoning : 12 - A-2 Medium Density Apartme	View: None	

Public Remarks: DON'T WAIT OR IT MAY BE TOO LATE! Perfect for the 1st time buyer or investor looking for an affordable fee-simple property in the heart of town. This cool and breezy 1 bdrm, 1 bath at the Fern Gardens just needs a few renovations that will make this unit shine. Special perks which buyers look for are here - covered parking (compact), washer/dryer in the unit, a mini lanai perfect for your herb garden or bike, plus a security keyed elevator and entry areas. Pets ok verify. Building currently has 50% owner occupancy (verify) and great location just blocks away from Don Quijoti Grocery Store, Ala Moana Center and Ala Moana Beach Park. This building only has 5 floors so the pending fire-sprinkler ordinance requirement currently doesn't apply. Enhanced photos. **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
1715 Fern Street 303	\$249,000	1 & 1/0	432 \$576	0 \$inf	3

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1715 Fern Street 303	\$27 \$628 \$0	\$79,500	\$197,100	\$276,600	90%	1977 & NA

1715 Fern Street 303 - MLS#: **202415980** - DON'T WAIT OR IT MAY BE TOO LATE! Perfect for the 1st time buyer or investor looking for an affordable fee-simple property in the heart of town. This cool and breezy 1 bdrm, 1 bath at the Fern Gardens just needs a few renovations that will make this unit shine. Special perks which buyers look for are here - covered parking (compact), washer/dryer in the unit, a mini lanai perfect for your herb garden or bike, plus a security keyed elevator and entry areas. Pets ok verify. Building currently has 50% owner occupancy (verify) and great location just blocks away from Don Quijoti Grocery Store, Ala Moana Center and Ala Moana Beach Park. This building only has 5 floors so the pending fire-sprinkler ordinance requirement currently doesn't apply. Enhanced photos. **Region:** Metro **Neighborhood:** Mccully **Condition:** Average, Fair **Parking:** Assigned, Covered - 1, Compact **Total Parking:** 1 **View:** None **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