Kamaaina 1520 Ward Avenue Unit 802, Honolulu 96822 * Kamaaina * \$520,000

Beds: 2 MLS#: 202416274, FS Year Built: 1967 Bath: 2/0 Status: Active Remodeled: Living Sq. Ft.: **1,012** List Date & DOM: 07-17-2024 & 10 Total Parking: 1 **Assessed Value** Land Sq. Ft.: 0 Condition: Above Average Lanai Sq. Ft.: 0 Frontage: Building: \$427,800 Sq. Ft. Other: 0 Tax/Year: \$141/2024 Land: \$72,400 Total Sq. Ft. **1,012** Neighborhood: Punchbowl-lower Total: \$500,200 Maint./Assoc. \$773 / \$0 Flood Zone: Zone X - Tool Stories / CPR: 8-14 / No

Parking: **Assigned, Covered - 1, Guest** Frontage:

Zoning: 12 - A-2 Medium Density Apartme View: City, Ocean, Sunset

Public Remarks: Fantastic opportunity to own a slice of Urban Honolulu! This well-maintained 2-bedroom, 2-bathroom unit features an enclosed lanai, offering over 1,000 sq. ft. of living space. Updates include a remodeled kitchen, luxury vinyl plank floors, renovated bathroom cabinets, countertops, shower, light fixtures, and built-in shelving. The secured building provides amenities such as a pool, BBQ area, patio deck, and a large storage unit. Located at the top of Ward Avenue, you'll be just minutes from the Blaisdell Center, Downtown Honolulu, museums, hospitals, shops, restaurants, a variety of entertainment options, and H-1 Freeway access. Living and Lanai square feet do not match tax records. One or more photos have been enhanced. **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
1520 Ward Avenue 802	\$520,000	2 & 2/0	1,012 \$514	0 \$inf	0	68%	8	10

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1520 Ward Avenue 802	\$141 \$773 \$0	\$72,400	\$427,800	\$500,200	104%	1967 & NA

1520 Ward Avenue 802 - MLS#: 202416274 - Fantastic opportunity to own a slice of Urban Honolulu! This well-maintained 2-bedroom, 2-bathroom unit features an enclosed lanai, offering over 1,000 sq. ft. of living space. Updates include a remodeled kitchen, luxury vinyl plank floors, renovated bathroom cabinets, countertops, shower, light fixtures, and built-in shelving. The secured building provides amenities such as a pool, BBQ area, patio deck, and a large storage unit. Located at the top of Ward Avenue, you'll be just minutes from the Blaisdell Center, Downtown Honolulu, museums, hospitals, shops, restaurants, a variety of entertainment options, and H-1 Freeway access. Living and Lanai square feet do not match tax records. One or more photos have been enhanced. **Region:** Metro **Neighborhood:** Punchbowl-lower **Condition:** Above Average **Parking:** Assigned, Covered - 1, Guest **Total Parking:** 1 **View:** City, Ocean, Sunset **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