

**Condo Proj \* \$548,000 \* Originally \$598,000**

|                                                         |                                                   |                                |
|---------------------------------------------------------|---------------------------------------------------|--------------------------------|
| Beds: <b>3</b>                                          | MLS#: <b>201329474, FS</b>                        | Year Built: <b>1985</b>        |
| Bath: <b>2/0</b>                                        | Status: <b>Cancelled</b>                          | Remodeled: <b>2013</b>         |
| Living Sq. Ft.: <b>1,151</b>                            | List Date & DOM: <b>07-11-2013 &amp; 54</b>       | Total Parking: <b>3</b>        |
| Land Sq. Ft.: <b>7,144</b>                              | Condition: <b>Above Average</b>                   | <a href="#">Assessed Value</a> |
| Lanai Sq. Ft.: <b>624</b>                               | Frontage: <b>Side Street</b>                      | Building: <b>\$304,300</b>     |
| Sq. Ft. Other: <b>0</b>                                 | Tax/Year: <b>\$145/2012</b>                       | Land: <b>\$177,200</b>         |
| Total Sq. Ft. <b>1,775</b>                              | Neighborhood: <b>Moiiliili</b>                    | Total: <b>\$481,500</b>        |
| Maint./Assoc. <b>\$805 / \$0</b>                        | <a href="#">Flood Zone</a> : <b>Zone X - Tool</b> | Stories / CPR: <b>4-7 / No</b> |
| Parking: <b>3 Car+, Assigned, Covered - 1, Open - 2</b> | Frontage: <b>Side Street</b>                      |                                |

View: **City, Diamond Head, Mountain, Sunrise, Sunset**

**Public Remarks:** Top Floor...Penthouse! Only unit on the top floor(5th for)! Adj to this 3bd/2ba unit is a spacious deck approx 624 sf! Great for cookouts and entertain...putting green and rooftop gardens a great possibility!! Unobstructed view of Diamond Head! A rear entry for possible rental of 2 bedroom with full bath and lock off the other half of the condo! New Paint interior/exterior in progress! **Sale Conditions:** None **Schools:** [Kuhio](#), [Washington](#), [Kaimuki](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

| Address                                  | Price            | Bd & Bth | Living / Avg. | Land   Avg.  | Lanai | Occ. | FL  | DOM |
|------------------------------------------|------------------|----------|---------------|--------------|-------|------|-----|-----|
| <a href="#">2638 Nakookoo Street 501</a> | <b>\$548,000</b> | 3 & 2/0  | 1,151   \$476 | 7,144   \$77 | 624   | 40%  | 501 | 54  |

| Address                                  | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|------------------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">2638 Nakookoo Street 501</a> | \$145   \$805   \$0 | \$177,200     | \$304,300         | \$481,500      | 114%  | 1985 & 2013      |

**2638 Nakookoo Street 501** - MLS#: **201329474** - Original price was \$598,000 - Top Floor...Penthouse! Only unit on the top floor(5th for)! Adj to this 3bd/2ba unit is a spacious deck approx 624 sf! Great for cookouts and entertain...putting green and rooftop gardens a great possibility!! Unobstructed view of Diamond Head! A rear entry for possible rental of 2 bedroom with full bath and lock off the other half of the condo! New Paint interior/exterior in progress! **Region:** Metro **Neighborhood:** Moiliili **Condition:** Above Average **Parking:** 3 Car+, Assigned, Covered - 1, Open - 2 **Total Parking:** 3 **View:** City, Diamond Head, Mountain, Sunrise, Sunset **Frontage:** Side Street **Pool:** **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** [Kuhio](#), [Washington](#), [Kaimuki](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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