2638 Nakoo Condo Proj 2638 Nakookoo Street Unit 501, Honolulu 96826 * 2638 Nakoo Condo Proj * $548,000 * Originally $598,000

Beds:	**3**	MLS#:	**201329474, FS**	Year Built:	**1985**
Bath:	**2/0**	Status:	**Cancelled**	Remodeled:	**2013**
Living Sq. Ft.:	**1,151**	List Date & DOM:	**07-11-2013** & **54**	Total Parking:	**3**
Land Sq. Ft.:	**7,144**	Condition:	**Above Average**	Assessed Value	
Lanai Sq. Ft.:	**624**	Frontage:	**Side Street**	Building:	**$304,300**
Sq. Ft. Other:	**0**	Tax/Year:	**$145/2012**	Land:	**$177,200**
Total Sq. Ft.	**1,775**	Neighborhood:	**Moiliili**	Total:	**$481,500**
Maint./Assoc.	**$805 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**4-7 / No**
Parking:	**3 Car+, Assigned, Covered - 1, Open - 2**			Frontage:	**Side Street**
Zoning:	**12 - A-2 Medium Density Apartme**			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/exter 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
2638 Nakookoo Street 501	**$548,000**	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
2638 Nakookoo Street 501	$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/exter 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