

Kukui Plaza 1255 Nuuanu Avenue Unit E2202, Honolulu 96817 * Kukui Plaza * \$618,000 *

Originally \$638,000

Sold Price: \$618,000	Sold Date: 01-05-2017	Sold Ratio: 100%
Beds: 3	MLS#: 201616338, FS	Year Built: 1976
Bath: 2/0	Status: Sold	Remodeled: 2014
Living Sq. Ft.: 1,356	List Date & DOM: 06-23-2016 & 196	Total Parking: 1
Land Sq. Ft.: 221,459	Condition: Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage: Other	Building: \$451,200
Sq. Ft. Other: 0	Tax/Year: \$136/2015	Land: \$91,000
Total Sq. Ft. 1,356	Neighborhood: Downtown	Total: \$542,200
Maint./Assoc. \$828 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: 21+ / No
Parking: Assigned, Covered - 1	Frontage: Other	
Zoning : 34 - BMX-4 Central Business Mix	View: City, Ocean, Sunset	

Public Remarks: More Motivated Seller ...Rare three bedroom, two bath in super convenient Kukui Plaza Ewa Tower...Park your car and walk everywhere. Cool Chinatown location with lovely grounds and super Pool & deck for family fun. Nicely and newly renovated with open floor plan and enclosed lanai area with lots of windows for natural light and exceptional cityscape, ocean, harbor vistas. Sensational Sunsets a bonus. Excellent rental potential with university, incredible restaurants & shopping close by. Easy access to freeway and quick trip over the Pali to Windward side beaches. Have it all. No Sandwich Lease **Sale Conditions:** None **Schools:** [Royal](#), [Central](#), [Mckinley](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
1255 Nuuanu Avenue E2202	\$618,000	3 & 2/0	1,356 \$456	221,459 \$3	0	43%	22	196

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1255 Nuuanu Avenue E2202	\$136 \$828 \$0	\$91,000	\$451,200	\$542,200	114%	1976 & 2014

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1255 Nuuanu Avenue E2202	\$618,000	01-05-2017	100%	97%	VA

[1255 Nuuanu Avenue E2202](#) - MLS#: [201616338](#) - Original price was \$638,000 - More Motivated Seller ...Rare three bedroom, two bath in super convenient Kukui Plaza Ewa Tower...Park your car and walk everywhere. Cool Chinatown location with lovely grounds and super Pool & deck for family fun. Nicely and newly renovated with open floor plan and enclosed lanai area with lots of windows for natural light and exceptional cityscape, ocean, harbor vistas. Sensational Sunsets a bonus. Excellent rental potential with university, incredible restaurants & shopping close by. Easy access to freeway and quick trip over the Pali to Windward side beaches. Have it all. No Sandwich Lease **Region:** Metro **Neighborhood:** Downtown **Condition:** Average **Parking:** Assigned, Covered - 1 **Total Parking:** 1 **View:** City, Ocean, Sunset **Frontage:** Other **Pool:** **Zoning:** 34 - BMX-4 Central Business Mix **Sale Conditions:** None **Schools:** [Royal](#), [Central](#), [Mckinley](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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