

Island Colony 445 Seaside Avenue Unit 3101, Honolulu 96815 Island Colony

Status: Sold	MLS#: 201512223	Parcel#: 1-2-6-021-026-0466
List Price: \$399,000	Original Price: \$430,000	Price Change: \$-31,000
Beds: 1 Baths: 1/0	Year Built: 1979	Remodeled:
Region: Metro	Neighborhood: Waikiki	Building: Island Colony
Living Sq Ft: 563	Other Sq Ft: 0	Total Sq Ft: 669
Land Sq Ft: 49,833	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 106
Total Parking: 0	Date Listed: 07-22-2015	Days on Market: 71
View: City, Diamond Head, Golf Course, Marina/Canal, Mountain, Ocean, Sunrise	Frontage: Stream/Canal	Type: Condo/Townhouse
Assessed Building: \$329,600	Assessed Land: \$33,100	Assessed Value: \$362,700
Taxes: \$299 Year: 2014	Maintenance Fee: \$599	Association Fee: \$0
Flood Zone: Zone AE	Stories: 21+	CPR: No
Condition: Excellent	Parking: None	Zoning : X2 - Apartment Precinct
Close Price: \$399,000	Close Date: 09-30-2015	Financing: Cash Concessions:
Elementary:	Middle School:	High School:

Public Remarks: Most preferred 1BR/1BA corner end unit on cool side with world famous spectacular Diamond Head and Waikiki Ocean View. Renovated in 2012 for hotel pool use. (If you are interesting in entrusting this unit to hotel management, you can save around \$30,000 for necessary renovation for Hotel standard. (Verify with hotel management.)) This is "CASH FIRM" sale. Monthly special assessment \$417 for window replacement will be charged from 10/01 for twelve months. Seller won't to pay off it in advance and won't burden it for buyer. **Sale Conditions:** None * [Photos](#), [History](#)

Inclusions: AC Window Unit, Book Shelves, Cable TV, Disposal, Drapes, Microwave, Range/Oven, Refrigerator, Smoke Detector **Amenities:** BBQ, Exercise Room, Patio/Deck, Pool on Property, Recreation Area, Resident Manager, Sauna, Trash Chute, Whirlpool **Utilities:** **Construction:** Concrete **Lot Features:** **Floor:** Ceramic Tile, W/W Carpet **Disclosures:** See Remarks **Land Recorded:** Dual Systems **Furnished:** **Architectural Style:** High-Rise 7+ Stories **Construction Materials:** Concrete **Roof:** **Flooring:** Ceramic Tile, W/W Carpet **Security Features:** Key, Keyed Elevator, Security Patrol, Video **Easements:** **Set Backs:** **Special Listing Conditions:** None **Management Company:** Hawaii First **Management Company Phone:** 531-5566



