

**Kukui Plaza 1255 Nuuanu Avenue Unit E606, Honolulu 96817 Kukui Plaza**

|                                     |                                               |                                                          |
|-------------------------------------|-----------------------------------------------|----------------------------------------------------------|
| Status: Sold                        | MLS#: <a href="#">201724896</a>               | Parcel#: <a href="#">1-2-1-004-040-0049</a>              |
| List Price: \$310,000               | Original Price: \$340,000                     | Price Change: \$-30,000                                  |
| Beds: 1   Baths: 1/0                | Year Built: 1976                              | Remodeled:                                               |
| Region: Metro                       | Neighborhood: Downtown                        | Building: Kukui Plaza                                    |
| Living Sq Ft: 615                   | Other Sq Ft: 0                                | Total Sq Ft: 615                                         |
| Land Sq Ft: 221,459                 | Land Tenure: FS - Fee Simple                  | Lanai Sq Ft: 0                                           |
| Total Parking: 1                    | Date Listed: 11-30-2017                       | Days on Market: 72                                       |
| View: City                          | Frontage: Other                               | Type: Condo/Townhouse                                    |
| Assessed Building: \$280,900        | Assessed Land: \$43,700                       | Assessed Value: \$324,600                                |
| Taxes: \$63   Year: 2017            | Maintenance Fee: \$404                        | Association Fee: \$0                                     |
| Flood Zone: Zone X                  | Stories: 21+                                  | CPR: No                                                  |
| Condition: Fair, Needs Major Repair | Parking: Assigned, Covered - 1, Secured Entry | <a href="#">Zoning</a> : 34 - BMX-4 Central Business Mix |
| Close Price: \$305,000              | Close Date: 03-12-2018                        | Financing: Cash   Concessions:                           |
| Elementary: Royal                   | Middle School: Keelikolani                    | High School: Mckinley                                    |

**Public Remarks:** Contractor special! Unit is in original condition (with the exception of the laminate flooring). Perfect opportunity to remodel exactly to your taste. Trust sale. Yes, we have a parking space! Qualified Fee Simple unit - Sandwich lease in place (approximately \$5k to remove). **Sale Conditions:** None \* [Photos](#), [History](#)

**Inclusions:** AC Window Unit, Cable TV, Microwave, Range/Oven, Refrigerator, Smoke Detector  
**Amenities:** BBQ, Community Laundry, Pool on Property, Recreation Area, Resident Manager, Security Guard, Trash Chute, Walking/Jogging Path **Utilities:** **Construction:** Concrete, Double Wall **Lot**  
**Features:** **Floor:** Laminate, Vinyl **Disclosures:** Property Disclosure Stmt **Land Recorded:** Land Court  
**Furnished:** **Architectural Style:** High-Rise 7+ Stories **Construction Materials:** Concrete, Double Wall  
**Roof:** **Flooring:** Laminate, Vinyl **Security Features:** Card, Key, Security Patrol, Video **Easements:** Set  
**Backs:** **Special Listing Conditions:** None **Management Company:** Kukui Plaza AOA **Management Company Phone:** 524-1255



