<u>Island Colony 445 Seaside Avenue Unit 1403, Honolulu 96815</u> * Island Colony * \$375,000 *

Originally \$395,000

Beds: 0 MLS#: 202407144, FS Year Built: 1979 Bath: 1/0 Status: Active Remodeled: 2024 Living Sq. Ft.: 302 List Date & DOM: 03-27-2024 & 70 Total Parking: 0 Land Sq. Ft.: 49,833 Condition: Excellent **Assessed Value** Lanai Sq. Ft.: 116 Frontage: Other Building: \$256,100 Sq. Ft. Other: 0 Tax/Year: \$90/2023 Land: **\$54,000** Total Sq. Ft. 418 Neighborhood: Waikiki Total: \$310,100 Maint./Assoc. \$503 / \$0 Stories / CPR: One / No Flood Zone: Zone AE - Tool

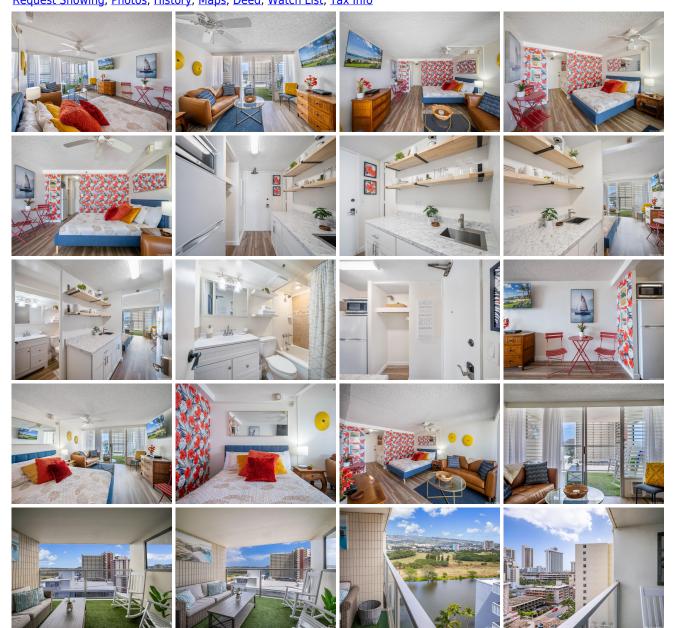
Parking: **None** Frontage: **Other**

Zoning: X2 - Apartment Precinct

Public Remarks: In the vibrant heart of Waikiki, this recently renovated unit in Island Colony boasts stunning vistas of Diamond Head, the mountains, water, and the city skyline with immediate access to premier shopping, beaches, and dining. The studio layout is filled with natural light, featuring new engineered wood floors, fresh paint, a custom accent wall, and plenty of space for relaxation and dining. The kitchenette is equipped with brand-new cabinets, quartz countertops, natural wood floating shelves, and a new refrigerator. Step onto the spacious lanai, blending indoor and outdoor living for entertaining or soaking in the sea breeze. Even better, the chic furnishings in this turnkey unit are negotiable with the sale! Building amenities include a fitness center and 24-hour security. Resort-style communal areas offer a pool, spa, lounge, outdoor dining, and grills. Island Colony welcomes investors with a short-term rental program managed by Skyline. Whether you're an investor or an owner-occupant, don't miss out on this incredible opportunity! **Sale Conditions:** None **Schools:**,,*

Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

City, Coastline, Diamond Head, Marina/Canal, Other, Sunrise









Address	Price	Bd & Bth	Living / Avg.	Land Avg	. Lanai	Occ.	FL	DOM
445 Seaside Avenue 1403	\$375,000	0 & 1/0	302 \$1,242	49,833 \$8	116	10%	14	70

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
445 Seaside Avenue 1403	\$90 \$503 \$0	\$54,000	\$256,100	\$310,100	121%	1979 & 2024

445 Seaside Avenue 1403 - MLS#: 202407144 - Original price was \$395,000 - In the vibrant heart of Waikiki, this recently renovated unit in Island Colony boasts stunning vistas of Diamond Head, the mountains, water, and the city skyline with immediate access to premier shopping, beaches, and dining. The studio layout is filled with natural light, featuring new engineered wood floors, fresh paint, a custom accent wall, and plenty of space for relaxation and dining. The kitchenette is equipped with brand-new cabinets, quartz countertops, natural wood floating shelves, and a new refrigerator. Step onto the spacious lanai, blending indoor and outdoor living for entertaining or soaking in the sea breeze. Even better, the chic furnishings in this turnkey unit are negotiable with the sale! Building amenities include a fitness center and 24-hour security. Resort-style communal areas offer a pool, spa, lounge, outdoor dining, and grills. Island Colony welcomes investors with a short-term rental program managed by Skyline. Whether you're an investor or an owner-occupant, don't miss out on this incredible opportunity! Region: Metro Neighborhood: Waikiki Condition: Excellent Parking: None Total Parking: 0 View: City, Coastline, Diamond Head, Marina/Canal, Other, Sunrise Frontage: Other Pool: Zoning: X2 - Apartment Precinct Sale Conditions: None Schools: , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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