

**Kukui Plaza 1255 Nuuanu Avenue Unit E2506, Honolulu 96817 Kukui Plaza**

|                              |                                                       |                                             |
|------------------------------|-------------------------------------------------------|---------------------------------------------|
| Status: Sold                 | MLS#: <a href="#">2407403</a>                         | Parcel#: <a href="#">1-2-1-004-040-0334</a> |
| List Price: \$210,000        | Original Price: \$210,000                             | Price Change: \$0                           |
| 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: 0                | Land Tenure: FS - Fee Simple                          | Lanai Sq Ft: 0                              |
| Total Parking: 1             | Date Listed: 05-24-2004                               | Days on Market: 11                          |
| View: City, Mountain         | Frontage:                                             | Type: Condo/Townhouse                       |
| Assessed Building: \$124,700 | Assessed Land: \$14,800                               | Assessed Value: \$139,500                   |
| Taxes: \$44   Year: 2004     | Maintenance Fee: \$233                                | Association Fee: \$0                        |
| Flood Zone: Zone X           | Stories:                                              | CPR: No                                     |
| Condition: Above Average     | Parking: Assigned, Covered - 1, Garage, Secured Entry | <a href="#">Zoning:</a>                     |
| Close Price: \$215,000       | Close Date: 07-28-2004                                | Financing: Conventional   Concessions:      |
| Elementary: Royal            | Middle School: Keelikolani                            | High School: Mckinley                       |

**Public Remarks:** High Floor Ewa facing unit in the Ewa Tower of this conveniently located downtown project. Attractive lobby area with visible security desk in front. Landscaped park area and amenities located between each tower. Unit interior offers new paint, new carpet and upgraded kitchen and bath areas. Vacant - Easy to show. **Sale Conditions:** \* [Photos](#), [History](#)

**Inclusions:** AC Window Unit, Cable TV, Ceiling Fan, Dishwasher, Disposal, Drapes, Intercom, Range Hood, Range/Oven, Refrigerator **Amenities:** BBQ, Club House, Community Laundry, Patio/Deck, Pool on Property, Recreation Area, Recreation Room, Resident Manager, Security Guard, Trash Chute, Walking/Jogging Path **Utilities:** **Construction:** Concrete **Lot Features:** **Floor:** Vinyl, W/W Carpet **Disclosures:** Property Disclosure Stmt **Land Recorded:** Regular System **Furnished:** **Architectural Style:** High-Rise 7+ Stories **Construction Materials:** Concrete **Roof:** **Flooring:** Vinyl,W/W Carpet **SecurityFeatures:** Key,Security Patrol,Video **Easements:** **Set Backs:** **Special Listing Conditions:** **Management Company:** AOA Kukui Plaza **Management Company Phone:** 524-1255

