

444 Nahua 444 Nahua Street Unit 1103, Honolulu 96815 444 Nahua

Status: Sold	MLS#: 201518506	Parcel#: 1-2-6-021-049-0051
List Price: \$335,000	Original Price: \$335,000	Price Change: \$0
Beds: 1 Baths: 1/0	Year Built: 1976	Remodeled:
Region: Metro	Neighborhood: Waikiki	Building: 444 Nahua
Living Sq Ft: 521	Other Sq Ft: 0	Total Sq Ft: 574
Land Sq Ft: 23,348	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 53
Total Parking: 1	Date Listed: 10-26-2015	Days on Market: 179
View: City, Golf Course, Marina/Canal	Frontage:	Type: Condo/Townhouse
Assessed Building: \$258,800	Assessed Land: \$45,200	Assessed Value: \$304,000
Taxes: \$89 Year: 2015	Maintenance Fee: \$672	Association Fee: \$0
Flood Zone: Zone A	Stories: One	CPR: No
Condition: Average	Parking: Assigned, Covered - 1, Secured Entry	Zoning : X2 - Apartment Precinct
Close Price: \$305,000	Close Date: 04-20-2016	Financing: Cash Concessions:
Elementary: Jefferson	Middle School: Washington	High School: Kaimuki

Public Remarks: Motivated Seller! Requires CASH, VA, or min. 20% Down Payment for Conventional Financing b/c 1 Owner in bldg. owns >50% of all units. Excellent location for investment or residence. Steps from Waikiki Beach, major hotels, restaurants, fine dining, shopping, and International Marketplace (est. completion AUG, 2016). Unit with garage space. Tenants month to month at \$1,600. Terrific rooftop pool, sauna, and BBQ area for entertaining and views! \$672 monthly fee, including electricity, satellite TV channels, internet, hot water, and cold water. Per VA portal, approved lending without conditions (verify).

Sale Conditions: None * [Photos](#), [History](#)

Inclusions: Blinds, Dishwasher, Dryer, Refrigerator, Washer **Amenities:** BBQ, Exercise Room, Patio/Deck, Pool on Property, Sauna, Trash Chute **Utilities:** **Construction:** Concrete **Lot Features:** **Floor:** Vinyl, W/W Carpet **Disclosures:** Non Resident Owner, Pets Allowed (Verify), Property Disclosure Stmt **Land Recorded:** Land Court **Furnished:** None **Architectural Style:** High-Rise 7+ Stories **Construction Materials:** Concrete **Roof:** **Flooring:** Vinyl, W/W Carpet **Security Features:** Keyed Elevator, Video **Easements:** **Set Backs:** **Special Listing Conditions:** None **Management Company:** Hawaiiana Mgmt **Management Company Phone:** (808)593-9100



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