

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

Status: Sold	MLS#: 201724896	Parcel#: 1-2-1-004-040-0049
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	Zoning : 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

