Queen Emma Gardens 1511 Nuuanu Avenue Unit 1223, Honolulu 96817 Queen Emma Gardens

Status: Expired	MLS#: **2811866**	Parcel#: **1-2-1-005-004-0575**
List Price: $250,000	Original Price: $325,000	Price Change: $-75,000
Beds: 1 | Baths: 1/0	Year Built: 1963	Remodeled:
Region: Metro	Neighborhood: Downtown	Building: Queen Emma Gardens
Living Sq Ft: 566	Other Sq Ft: 0	Total Sq Ft: 566
Land Sq Ft: 361,199	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 0
Total Parking: 1	Date Listed: 07-17-2008	Days on Market: 0
View: City, Mountain, Ocean, Sunrise	Frontage: Other	Type: Condo/Townhouse
Assessed Building: $209,300	Assessed Land: $76,800	Assessed Value: $286,100
Taxes: $81 | Year: 2008	Maintenence Fee: $467	Association Fee: $0
Flood Zone: Zone X	Stories:	CPR: No
Condition: Excellent	Parking: Assigned, Covered - 1, Guest	Zoning:
Elementary: Royal	Middle School: Keelikolani	High School: Mckinley

Public Remarks: This is a short sale. Beautifully remodeled top floor unit has granite kitchen, marble floors, wood laminate floor bedroom, beautiful bathroom with travertine. Great ocean view from this Prince tower unit! Fabulous throughout, and what a bargain! Building has beautiful grounds with pool, putting green, rec area, meeting room, BBQ area, and security. Pet Friendly! **Sale Conditions:** Short Sale * Photos, History

Inclusions: AC Window Unit, Disposal, Drapes, Microwave, Range/Oven, Refrigerator, Smoke Detector **Amenities:** BBQ, Meeting Room, Other, Pool on Property, Putting Green, Recreation Area, Resident Manager, Security Guard, Storage, Trash Chute **Utilities: Construction:** Concrete **Lot Features: Floor:** Laminate, Marble/Granite **Disclosures:** Lender Approval Required, Pets Allowed (Verify), Property Disclosure Stmt **Land Recorded:** Land Court **Furnished:** Partial **Architectural Style:** High-Rise 7+ Stories **Construction Materials:** Concrete **Roof: Flooring:** Laminate,Marble/Granite **SecurityFeatures:** Key,Security Patrol,Video **Easements: Set Backs: Special Listing Conditions:** Short Sale **Management Company:** Touchstone Prop **Management Company Phone:** 521-6500