

**Island Colony 445 Seaside Avenue Unit 821, Honolulu 96815 \* Island Colony \* \$225,000 \*****Originally \$240,000**

Sold Price: \$210,000	Sold Date: 12-21-2017	Sold Ratio: 93%
Beds: <b>1</b>	MLS#: <a href="#">201708228</a> , LH	Year Built: <b>1979</b>
Bath: <b>1/0</b>	Status: <b>Sold</b>	Remodeled:
Living Sq. Ft.: <b>570</b>	List Date & DOM: <b>04-20-2017 &amp; 233</b>	Total Parking: <b>0</b>
Land Sq. Ft.: <b>49,833</b>	Condition: <b>Excellent</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>106</b>	Frontage: <b>Other</b>	Building: <b>\$267,100</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$355/2016</b>	Land: <b>\$47,400</b>
Total Sq. Ft. <b>676</b>	Neighborhood: <b>Waikiki</b>	Total: <b>\$314,500</b>
Maint./Assoc. <b>\$643 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone AE - Tool</b>	Stories / CPR: / <b>No</b>
Parking: <b>None</b>	Frontage: <b>Other</b>	
<a href="#">Zoning</a> : <b>X2 - Apartment Precinct</b>	View: <b>City, Marina/Canal</b>	

**Public Remarks:** Lowest priced 1 bedroom in the building, plus it's remodeled! What a deal! Must see to appreciate. Conveniently located near Waikiki beaches, restaurants, shops and public transportation in the heart of Waikiki. Building amenities include pool, gym, bbq area, laundry facility, convenient store and 24 hour security. Fee is available through the association. **Sale Conditions:** None **Schools:** [Jefferson](#), [Washington](#), [Kaimuki](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	Lanai	Occ.	FL	DOM
<a href="#">445 Seaside Avenue 821</a>	<b>\$225,000 LH</b>	1 & 1/0	570   \$395	49,833   \$5	106	10%	8	233

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">445 Seaside Avenue 821</a>	\$355   \$643   \$0	\$47,400	\$267,100	\$314,500	72%	1979 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
<a href="#">445 Seaside Avenue 821</a>	\$210,000	12-21-2017	93%	88%	Cash

[445 Seaside Avenue 821](#) - MLS#: [201708228](#) - Original price was \$240,000 - Lowest priced 1 bedroom in the building, plus it's remodeled! What a deal! Must see to appreciate. Conveniently located near Waikiki beaches, restaurants, shops and public transportation in the heart of Waikiki. Building amenities include pool, gym, bbq area, laundry facility, convenient store and 24 hour security. Fee is available through the association. **Region:** Metro **Neighborhood:** Waikiki **Condition:** Excellent **Parking:** None **Total Parking:** 0 **View:** City, Marina/Canal **Frontage:** Other **Pool:** **Zoning:** X2 - Apartment Precinct **Sale Conditions:** None **Schools:** [Jefferson](#), [Washington](#), [Kaimuki](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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