

Waikiki Lanais 2452 Tusitala Street Unit 1903, Honolulu 96815 * Waikiki Lanais * \$430,000

Sold Price: \$412,000	Sold Date: 09-17-2018	Sold Ratio: 96%
Beds: 1	MLS#: <u>201817603</u>, FS	Year Built: 1978
Bath: 1/0	Status: Sold	Remodeled:
Living Sq. Ft.: 558	List Date & DOM: 07-06-2018 & 46	Total Parking: 1
Land Sq. Ft.: 30,231	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 98	Frontage: Other	Building: \$263,600
Sq. Ft. Other: 0	Tax/Year: \$66/2017	Land: \$115,000
Total Sq. Ft. 656	Neighborhood: Waikiki	Total: \$378,600
Maint./Assoc. \$548 / \$0	Flood Zone : Zone AE - Tool	Stories / CPR: 21+ / No
Parking: Covered - 1, Guest	Frontage: Other	
Zoning : X2 - Apartment Precinct	View: Ocean	

Public Remarks: Wonderful 19th floor ocean view one bedroom unit lovingly upgraded w/over \$26,000 of quality features including (but not limited to) New kitchen cabinets, Corian counters, glass shower door, new gas range & refrigerator, new drapery, new vinyl wood like flooring (20 yr warranty 19 left) great kitchen bar for additional eating space! Walk-in closet ~ lots of storage for a one bedroom! Great lanai for morning coffee & tea, and drinks at the end of the day. This unit has features not all do ~ wall opened into 2nd entrance to bathroom (so you don't have to walk thru the bedroom) Beautiful and peaceful ocean views that are mesmerizing! Great laundry room/library/pool deck (5th & 6th floors) Fabulous rooftop w/upgrades w/forever views ~ A great find in the heart of Waikiki. Minimum rental is 30 days ~ **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
2452 Tusitala Street 1903	\$430,000	1 & 1/0	558 \$771	30,231 \$14	98	34%	19	46

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2452 Tusitala Street 1903	\$66 \$548 \$0	\$115,000	\$263,600	\$378,600	114%	1978 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
2452 Tusitala Street 1903	\$412,000	09-17-2018	96%	96%	Cash

[2452 Tusitala Street 1903](#) - MLS#: [201817603](#) - Wonderful 19th floor ocean view one bedroom unit lovingly upgraded w/over \$26,000 of quality features including (but not limited to) New kitchen cabinets, Corian counters, glass shower door, new gas range & refrigerator, new drapery, new vinyl wood like flooring (20 yr warranty 19 left) great kitchen bar for additional eating space! Walk-in closet ~ lots of storage for a one bedroom! Great lanai for morning coffee & tea, and drinks at the end of the day. This unit has features not all do ~ wall opened into 2nd entrance to bathroom (so you don't have to walk thru the bedroom) Beautiful and peaceful ocean views that are mesmerizing! Great laundry room/library/pool deck (5th & 6th floors) Fabulous rooftop w/upgrades w/forever views ~ A great find in the heart of Waikiki. Minimum rental is 30 days ~ **Region:** Metro **Neighborhood:** Waikiki **Condition:** Excellent **Parking:** Covered - 1, Guest **Total Parking:** 1 **View:** Ocean **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