

Four Paddle 2140 Kuhio Avenue Unit 903, Honolulu 96815 * Four Paddle * \$410,000 ***Originally \$425,000**

Sold Price: \$400,000	Sold Date: 03-13-2020	Sold Ratio: 98%
Beds: 0	MLS#: 201935483, FS	Year Built: 1974
Bath: 1/0	Status: Sold	Remodeled: 2017
Living Sq. Ft.: 460	List Date & DOM: 12-19-2019 & 62	Total Parking: 1
Land Sq. Ft.: 31,320	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 47	Frontage:	Building: \$349,600
Sq. Ft. Other: 0	Tax/Year: \$113/2019	Land: \$38,100
Total Sq. Ft. 507	Neighborhood: Waikiki	Total: \$387,700
Maint./Assoc. \$780 / \$0	Flood Zone : Zone AO - Tool	Stories / CPR: 8-14 / No
Parking: Covered - 1, Guest	Frontage:	
Zoning : X2 - Apartment Precinct	View: City	

Public Remarks: Four Paddle is an alluring, well managed, pet friendly building that is within walking distance restaurants, shopping, Waikiki Beach and just across the Ritz Carlton. A few highly desirable amenities include a storage unit, 24-hour security, hot sauna, central air, secure parking, jacuzzi/pool and guest stalls. This unit was fully renovated in 2017 with stainless steel appliances/countertops in the kitchen, vinyl plank and ceramic tile flooring, washer/dryer in unit and is being sold fully furnished. Must see to appreciate! Includes 1 covered secure parking. **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
2140 Kuhio Avenue 903	\$410,000	0 & 1/0	460 \$891	31,320 \$13	47	32%	9	62

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2140 Kuhio Avenue 903	\$113 \$780 \$0	\$38,100	\$349,600	\$387,700	106%	1974 & 2017

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
2140 Kuhio Avenue 903	\$400,000	03-13-2020	98%	94%	Cash

[2140 Kuhio Avenue 903](#) - MLS#: [201935483](#) - Original price was \$425,000 - Four Paddle is an alluring, well managed, pet friendly building that is within walking distance restaurants, shopping, Waikiki Beach and just across the Ritz Carlton. A few highly desirable amenities include a storage unit, 24-hour security, hot sauna, central air, secure parking, jacuzzi/pool and guest stalls. This unit was fully renovated in 2017 with stainless steel appliances/countertops in the kitchen, vinyl plank and ceramic tile flooring, washer/dryer in unit and is being sold fully furnished. Must see to appreciate! Includes 1 covered secure parking. **Region:** Metro **Neighborhood:** Waikiki **Condition:** Excellent **Parking:** Covered - 1, Guest **Total Parking:** 1 **View:** City **Frontage:** **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