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