Punahou Tower 1621 Dole Street Unit 204, Honolulu 96822 * Punahou Tower * $410,000 * Originally $468,000

Sold Price: $400,000	Sold Date: 12-02-2020	Sold Ratio: 98%
Beds: **2**	MLS#: **202000114, FS**	Year Built: **1973**
Bath: **2/0**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **807**	List Date & DOM: **01-02-2020** & **301**	Total Parking: **1**
Land Sq. Ft.: **35,981**	Condition: **Above Average**	Assessed Value
Lanai Sq. Ft.: **60**	Frontage:	Building: **$381,100**
Sq. Ft. Other: **0**	Tax/Year: **$125/2018**	Land: **$49,600**
Total Sq. Ft. **867**	Neighborhood: **Punahou**	Total: **$430,700**
Maint./Assoc. **$587 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **One / No**
Parking: **Covered - 1, Guest**	Frontage:	
Zoning: **13 - A-3 High Density Apartment**	View: **None**	

Public Remarks: Great 2 bedroom 2 bath unit in town. Conveniently located close to freeways , busline. Building has a lot of amenities. Exercise room, swimming pool, sauna, resident manger, tennis court, BBQ , Meeting room, storage locker, lots of guest parking. Pet friendly building. Maintenance fee $414.89 ; Reserve Contribution $172.42; Plumbing Assessment $220.50: Replacement Reserves $14.42 **Sale Conditions:** None **Schools:** Lunalilo, Washington, Roosevelt * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
1621 Dole Street 204	**$410,000**	2 & 2/0	807 | $508	35,981 | $11	60	67%	2	301

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1621 Dole Street 204	$125 | $587 | $0	$49,600	$381,100	$430,700	95%	1973 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1621 Dole Street 204	$400,000	12-02-2020	98%	85%	Cash 2000

1621 Dole Street 204 - MLS#: 202000114 - Original price was $468,000 - Great 2 bedroom 2 bath unit in town. Conveniently located close to freeways , busline. Building has a lot of amenities. Exercise room, swimming pool, sauna, resident manger, tennis court, BBQ , Meeting room, storage locker, lots of guest parking. Pet friendly building. Maintenance fee $414.89 ; Reserve Contribution $172.42; Plumbing Assessment $220.50: Replacement Reserves $14.42 **Region:** Metro **Neighborhood:** Punahou **Condition:** Above Average **Parking:** Covered - 1, Guest **Total Parking:** 1 **View:** None **Frontage: Pool: Zoning:** 13 - A-3 High Density Apartment **Sale Conditions:** None **Schools:** Lunalilo, Washington, Roosevelt * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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