## 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