Waikiki Lanais 2452 Tusitala Street Unit 1602, Honolulu 96815 * Waikiki Lanais * $225,900 * Originally $220,000

Beds: **2**	MLS#: **202008924, LH**	Year Built: **1978**
Bath: **1/0**	Status: **Expired**	Remodeled: **2017**
Living Sq. Ft.: **839**	List Date & DOM: **06-02-2020** & **181**	Total Parking: **1**
Land Sq. Ft.: **30,231**	Condition: **Excellent**	Assessed Value
Lanai Sq. Ft.: **120**	Frontage: **Other**	Building: **$301,300**
Sq. Ft. Other: **0**	Tax/Year: **$146/2019**	Land: **$199,300**
Total Sq. Ft. **959**	Neighborhood: **Waikiki**	Total: **$500,600**
Maint./Assoc. **$910 / $0**	Flood Zone: **Zone AE - Tool**	Stories / CPR: **15-20 / No**
Parking: **Assigned, Covered - 1, Guest, Street**	Frontage: **Other**	
Zoning: **X2 - Apartment Precinct**	View: **City, Coastline, Sunset**	

Public Remarks: Spacious, fully-upgraded, two bedroom condo in a great Waikiki location. Desirable "02" stack features over 830 interior s.f. and a large lanai facing the sunset and coastline views. This high floor "02" stack unit offers unobstructed views. Fully remodeled and upgraded, new modern flooring, smooth ceilings, classic furnishings (can be included). Cook's kitchen features aurora gold granite counters, and gas range. Leasehold property offers low price point to live in or great rental property for optimal cash flow. Located in a quiet neighborhood and a very short walk to Waikiki beach. Includes one reserved parking stall. Waikiki Lanais has lots of great and recently upgraded amenities including pool deck with fitness room, jacuzzi, sauna, and a rooftop sunning/barbecue deck. **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 1602	**$225,900 LH**	2 & 1/0	839 | $269	30,231 | $7	120	34%	16	181

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2452 Tusitala Street 1602	$146 | $910 | $0	$199,300	$301,300	$500,600	45%	1978 & 2017

2452 Tusitala Street 1602 - MLS#: 202008924 - Original price was $220,000 - Spacious, fully-upgraded, two bedroom condo in a great Waikiki location. Desirable "02" stack features over 830 interior s.f. and a large lanai facing the sunset and coastline views. This high floor "02" stack unit offers unobstructed views. Fully remodeled and upgraded, new modern flooring, smooth ceilings, classic furnishings (can be included). Cook's kitchen features aurora gold granite counters, and gas range. Leasehold property offers low price point to live in or great rental property for optimal cash flow. Located in a quiet neighborhood and a very short walk to Waikiki beach. Includes one reserved parking stall. Waikiki Lanais has lots of great and recently upgraded amenities including pool deck with fitness room, jacuzzi, sauna, and a rooftop sunning/barbecue deck. **Region:** Metro **Neighborhood:** Waikiki **Condition:** Excellent **Parking:** Assigned, Covered - 1, Guest, Street **Total Parking:** 1 **View:** City, Coastline, Sunset **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