Liliuokalani Gardens 300 Wai Nani Way Unit I2003, Honolulu 96815 * Liliuokalani Gardens * $338,000

Sold Price:	$338,000	Sold Date:	03-18-2021	Sold Ratio:	100%
Beds:	**1**	MLS#:	**202103760, FS**	Year Built:	**1984**
Bath:	**1/0**	Status:	**Sold**	Remodeled:	
Living Sq. Ft.:	**570**	List Date & DOM:	**02-10-2021** & **10**	Total Parking:	**1**
Land Sq. Ft.:	**119,659**	Condition:	**Average**	Assessed Value	
Lanai Sq. Ft.:	**0**	Frontage:	**Other**	Building:	**$324,400**
Sq. Ft. Other:	**0**	Tax/Year:	**$124/2019**	Land:	**$99,900**
Total Sq. Ft.	**570**	Neighborhood:	**Waikiki**	Total:	**$424,300**
Maint./Assoc.	**$669 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**One / No**

Parking:	**Assigned, Covered - 1, Garage, Guest, Secured Entry**	Frontage:	**Other**
Zoning:	**X2 - Apartment Precinct**	View:	**Diamond Head, Marina/Canal, Mountain**

Public Remarks: Back on the Market...Buyer Got Cold Feet...Seller Says "Sell it NOW"...so he can participate in a 1031 Exchange...Price slashed 15% from $398,000 to $338,000 to facilitate quick sale...Seller will review all offers on Friday, February 19th. This original condition fixer upper would be an excellent fix and flip property at this price or a great property for a first time home buyer. The tremendous location and resort style amenities rule the day at this Queen's Tower Liliuokalani Gardens at Waikiki 1 bedroom, 1 bath, 1 (non-deed) parking stall, 20th floor unit. The Building has available assigned parking for $280 per year in a covered parking garage, in addition to storage lockers and surf board storage for rent. Nearby to the world famous Waikiki beaches, great shopping & dining spots. **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info




Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
300 Wai Nani Way I2003	$338,000	1 & 1/0	570 | $593	119,659 | $3	0	31%	20	10

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
300 Wai Nani Way I2003	$124 | $669 | $0	$99,900	$324,400	$424,300	80%	1984 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
300 Wai Nani Way I2003	$338,000	03-18-2021	100%	100%	Cash

300 Wai Nani Way I2003 - MLS#: 202103760 - Back on the Market...Buyer Got Cold Feet...Seller Says "Sell it NOW"...so he can participate in a 1031 Exchange...Price slashed 15% from $398,000 to $338,000 to facilitate quick sale...Seller will review all offers on Friday, February 19th. This original condition fixer upper would be an excellent fix and flip property at this price or a great property for a first time home buyer. The tremendous location and resort style amenities rule the day at this Queen's Tower Liliuokalani Gardens at Waikiki 1 bedroom, 1 bath, 1 (non-deed) parking stall, 20th floor unit. The Building has available assigned parking for $280 per year in a covered parking garage, in addition to storage lockers and surf board storage for rent. Nearby to the world famous Waikiki beaches, great shopping & dining spots. **Region:** Metro **Neighborhood:** Waikiki **Condition:** Average **Parking:** Assigned, Covered - 1, Garage, Guest, Secured Entry **Total Parking:** 1 **View:** Diamond Head, Marina/Canal, Mountain **Frontage:** Other **Pool:** **Zoning:** X2 - Apartment Precinct **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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