

## **Kukui Plaza 1255 Nuuanu Avenue Unit E709, Honolulu 96817 \* Kukui Plaza \* \$295,000**

|                                                                 |                                                   |                                |
|-----------------------------------------------------------------|---------------------------------------------------|--------------------------------|
| Sold Price: \$300,000                                           | Sold Date: 06-30-2021                             | Sold Ratio: 102%               |
| Beds: <b>1</b>                                                  | MLS#: <b>202110506, FS</b>                        | Year Built: <b>1976</b>        |
| Bath: <b>1/0</b>                                                | Status: <b>Sold</b>                               | Remodeled: <b>2021</b>         |
| Living Sq. Ft.: <b>615</b>                                      | List Date & DOM: <b>05-03-2021 &amp; 17</b>       | Total Parking: <b>0</b>        |
| Land Sq. Ft.: <b>221,459</b>                                    | Condition: <b>Above Average</b>                   | <a href="#">Assessed Value</a> |
| Lanai Sq. Ft.: <b>0</b>                                         | Frontage:                                         | Building: <b>\$207,700</b>     |
| Sq. Ft. Other: <b>0</b>                                         | Tax/Year: <b>\$93/2021</b>                        | Land: <b>\$46,300</b>          |
| Total Sq. Ft. <b>615</b>                                        | Neighborhood: <b>Downtown</b>                     | Total: <b>\$254,000</b>        |
| Maint./Assoc. <b>\$398 / \$0</b>                                | <a href="#">Flood Zone</a> : <b>Zone X - Tool</b> | Stories / CPR: <b>21+ / No</b> |
| Parking: <b>None</b>                                            | Frontage:                                         |                                |
| <a href="#">Zoning</a> : <b>34 - BMX-4 Central Business Mix</b> | View: <b>City, Garden, Sunrise</b>                |                                |

**Public Remarks:** Well priced/shows well/great value 1 bdrm in Ewa Tower. Unit was specifically selected to view the beautiful lush & large garden deck that all residents may enjoy. Amenities include a pool, BBQ area, ponds, walking path, meeting room, 24 hour security, etc. Ready to move in. Conveniently located with all conveniences within walking distance. No parking included with this unit. **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 |
|-----------------------------------------|---------------------------|----------|---------------|---------------|-------|------|----|-----|
| <a href="#">1255 Nuuanu Avenue E709</a> | <a href="#">\$295,000</a> | 1 & 1/0  | 615   \$480   | 221,459   \$1 | 0     | 46%  | 7  | 17  |

| Address                                 | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|-----------------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">1255 Nuuanu Avenue E709</a> | \$93   \$398   \$0  | \$46,300      | \$207,700         | \$254,000      | 116%  | 1976 & 2021      |

| Address                                 | Sold Price | Sold Date  | Sold Ratio | Original Ratio | Sold Terms |
|-----------------------------------------|------------|------------|------------|----------------|------------|
| <a href="#">1255 Nuuanu Avenue E709</a> | \$300,000  | 06-30-2021 | 102%       | 102%           | Cash       |

[1255 Nuuanu Avenue E709](#) - MLS#: [202110506](#) - Well priced/shows well/great value 1 bdrm in Ewa Tower. Unit was specifically selected to view the beautiful lush & large garden deck that all residents may enjoy. Amenities include a pool, BBQ area, ponds, walking path, meeting room, 24 hour security, etc. Ready to move in. Conveniently located with all conveniences within walking distance. No parking included with this unit. **Region:** Metro **Neighborhood:** Downtown **Condition:** Above Average **Parking:** None **Total Parking:** 0 **View:** City, Garden, Sunrise **Frontage:** **Pool:** **Zoning:** 34 - BMX-4 Central Business Mix **Sale Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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