Four Paddle 2140 Kuhio Avenue Unit 1812, Honolulu 96815 * Four Paddle * $498,888 * Originally $508,888

Beds:	**1**	MLS#:	**202123536, FS**	Year Built:	**1974**
Bath:	**1/0**	Status:	**Cancelled**	Remodeled:	
Living Sq. Ft.:	**553**	List Date & DOM:	**09-09-2021** & **71**	Total Parking:	**1**
Land Sq. Ft.:	**0**	Condition:	**Excellent**	Assessed Value	
Lanai Sq. Ft.:	**55**	Frontage:	**Other**	Building:	**$332,100**
Sq. Ft. Other:	**0**	Tax/Year:	**$109/2021**	Land:	**$41,700**
Total Sq. Ft.	**608**	Neighborhood:	**Waikiki**	Total:	**$373,800**
Maint./Assoc.	**$813 / $0**	Flood Zone:	**Zone AO - Tool**	Stories / CPR:	**21+ / No**
Parking:	**Assigned, Covered - 1, Guest**			Frontage:	**Other**
Zoning:	**X2 - Apartment Precinct**			View:	**City, Marina/Canal, Mountain**

Public Remarks: GREAT PRICE IMPROVEMENT! Highly desirable building with beautiful mountain, city and canal views. This well-maintained unit with travertine tile flooring, granite counter top, stainless steel appliances, in-unit washer and dryer is turn-key ready! Central AC, assigned storage, LARGE PARKING and much more. Located on the cool and quiet side of the building. Conveniently located near Waikiki Beach, restaurants, entertainment, public transportation and directly across the Famous Ritz Carlton. Pet friendly and VA approved building. MF includes electricity, cable TV, internet, central AC, hot water, water, sewer and other common expenses. Come live in the heart of Waikiki! **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
2140 Kuhio Avenue 1812	**$498,888**	1 & 1/0	553 | $902	0 | $inf	55	33%	18	71

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2140 Kuhio Avenue 1812	$109 | $813 | $0	$41,700	$332,100	$373,800	133%	1974 & NA

2140 Kuhio Avenue 1812 - MLS#: 202123536 - Original price was $508,888 - GREAT PRICE IMPROVEMENT! Highly desirable building with beautiful mountain, city and canal views. This well-maintained unit with travertine tile flooring, granite counter top, stainless steel appliances, in-unit washer and dryer is turn-key ready! Central AC, assigned storage, LARGE PARKING and much more. Located on the cool and quiet side of the building. Conveniently located near Waikiki Beach, restaurants, entertainment, public transportation and directly across the Famous Ritz Carlton. Pet friendly and VA approved building. MF includes electricity, cable TV, internet, central AC, hot water, water, sewer and other common expenses. Come live in the heart of Waikiki! **Region:** Metro **Neighborhood:** Waikiki **Condition:** Excellent **Parking:** Assigned, Covered - 1, Guest **Total Parking:** 1 **View:** City, 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