Island Colony 445 Seaside Avenue Unit 1016, Honolulu 96815 * Island Colony * $275,000 * Originally $284,000

Sold Price: $265,000	Sold Date: 11-16-2021	Sold Ratio: 96%
Beds: **0**	MLS#: **202126877, FS**	Year Built: **1979**
Bath: **1/0**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **315**	List Date & DOM: **10-29-2021** & **7**	Total Parking: **0**
Land Sq. Ft.: **49,833**	Condition: **Above Average**	Assessed Value
Lanai Sq. Ft.: **104**	Frontage: **Golf Course, Stream/Canal**	Building: **$191,400**
Sq. Ft. Other: **0**	Tax/Year: **$92/2020**	Land: **$52,800**
Total Sq. Ft. **419**	Neighborhood: **Waikiki**	Total: **$244,200**
Maint./Assoc. **$363 / $0**	Flood Zone: **Zone AE - Tool**	Stories / CPR: **8-14 / No**
Parking: **None**	Frontage: **Golf Course, Stream/Canal**	
Zoning: **X2 - Apartment Precinct**	View: **City, Golf Course, Marina/Canal, Mountain**	

Public Remarks: Great location in the heart of Waikiki. Well-maintained building with excellent amenities such as a large swimming pool, hot tub, sauna, and fitness center. Low maintenance fee of $362.68/mo., other fee include Reserve of $72/mo. Seller is related to Listing agent. **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
445 Seaside Avenue 1016	**$275,000**	0 & 1/0	315 | $873	49,833 | $6	104	10%	10	7

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
445 Seaside Avenue 1016	$92 | $363 | $0	$52,800	$191,400	$244,200	113%	1979 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
445 Seaside Avenue 1016	$265,000	11-16-2021	96%	93%	Cash

445 Seaside Avenue 1016 - MLS#: 202126877 - Original price was $284,000 - Great location in the heart of Waikiki. Well-maintained building with excellent amenities such as a large swimming pool, hot tub, sauna, and fitness center. Low maintenance fee of $362.68/mo., other fee include Reserve of $72/mo. Seller is related to Listing agent. **Region:** Metro **Neighborhood:** Waikiki **Condition:** Above Average **Parking:** None **Total Parking:** 0 **View:** City, Golf Course, Marina/Canal, Mountain **Frontage:** Golf Course,Stream/Canal **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