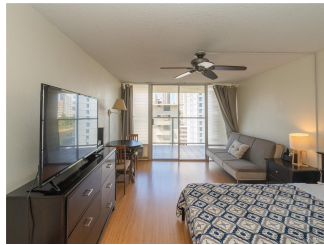


Island Colony 445 Seaside Avenue Unit 1016, Honolulu 96815 * Island Colony * \$275,000 *

Originally \$284,000

Sold Price: \$265,000	Sold Date: 11-16-2021	Sold Ratio: 96%
Beds: 0	MLS#: <u>202126877</u>, 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 - <u>Tool</u>	Stories / CPR: 8-14 / No
Parking: None	Frontage: Golf Course, Stream/Canal	View: City, Golf Course, Marina/Canal, Mountain
Zoning : X2 - Apartment Precinct		

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	<u>\$275,000</u>	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