Nuuanu Parkside 2047 Nuuanu Avenue Unit 2501, Honolulu 96817 * Nuuanu Parkside * $900,000 * Originally $990,000

Beds:	**2**	MLS#:	**202203860, FS**	Year Built:	**1991**
Bath:	**2/0**	Status:	**Expired**	Remodeled:	
Living Sq. Ft.:	**1,309**	List Date & DOM:	**03-02-2022** & **364**	Total Parking:	**3**
Land Sq. Ft.:	**40,467**	Condition:	**Above Average**	Assessed Value	
Lanai Sq. Ft.:	**0**	Frontage:		Building:	**$651,900**
Sq. Ft. Other:	**0**	Tax/Year:	**$232/2022**	Land:	**$93,100**
Total Sq. Ft.	**1,309**	Neighborhood:	**Nuuanu-lower**	Total:	**$745,000**
Maint./Assoc.	**$1,715 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**21+ / No**

Parking:	**Assigned, Covered - 3+, Garage, Guest, Secured Entry, Tandem**	Frontage:	
Zoning:	**13 - A-3 High Density Apartment**	View:	**Cemetery, City, Mountain, Ocean, Sunset**

Public Remarks: NEW PRICE!! !Attention all wine collectors! Make this 2 bedroom/2 bath/3 parking penthouse unit in the Nuuanu Parkside your dream home. Lush views on Nuuanu, Punchbowl, & city from all rooms except bathroom (4 balconies total!). Imagine working in the kitchen with fantastic views of Punchbowl, city, & distant ocean. Generous fire sprinklers in all rooms provides peace of mind. The building provides temperature-controlled wine storage for all occupants. The owner occupancy rate is 87% & no wonder, because of the 24 hour security & additional amenities such as pool, hospitality room, men's /women's spas, business suite, extensively equipped gym, & car washing area. The staff is very friendly & attentive. Pets allowed; one dog up to 25 lbs or 2 cats. No public houses so please have your Realtor make an appointment for private viewing. **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
2047 Nuuanu Avenue 2501	**$900,000**	2 & 2/0	1,309 | $688	40,467 | $22	0	87%	25	364

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2047 Nuuanu Avenue 2501	$232 | $1,715 | $0	$93,100	$651,900	$745,000	121%	1991 & NA

2047 Nuuanu Avenue 2501 - MLS#: 202203860 - Original price was $990,000 - NEW PRICE!! !Attention all wine collectors! Make this 2 bedroom/2 bath/3 parking penthouse unit in the Nuuanu Parkside your dream home. Lush views on Nuuanu, Punchbowl, & city from all rooms except bathroom (4 balconies total!). Imagine working in the kitchen with fantastic views of Punchbowl, city, & distant ocean. Generous fire sprinklers in all rooms provides peace of mind. The building provides temperature-controlled wine storage for all occupants. The owner occupancy rate is 87% & no wonder, because of the 24 hour security & additional amenities such as pool, hospitality room, men's /women's spas, business suite, extensively equipped gym, & car washing area. The staff is very friendly & attentive. Pets allowed; one dog up to 25 lbs or 2 cats. No public houses so please have your Realtor make an appointment for private viewing. **Region:** Metro **Neighborhood:** Nuuanu-lower **Condition:** Above Average **Parking:** Assigned, Covered - 3+, Garage, Guest, Secured Entry, Tandem **Total Parking:** 3 **View:** Cemetery, City, Mountain, Ocean, Sunset **Frontage: Pool: Zoning:** 13 - A-3 High Density Apartment **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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