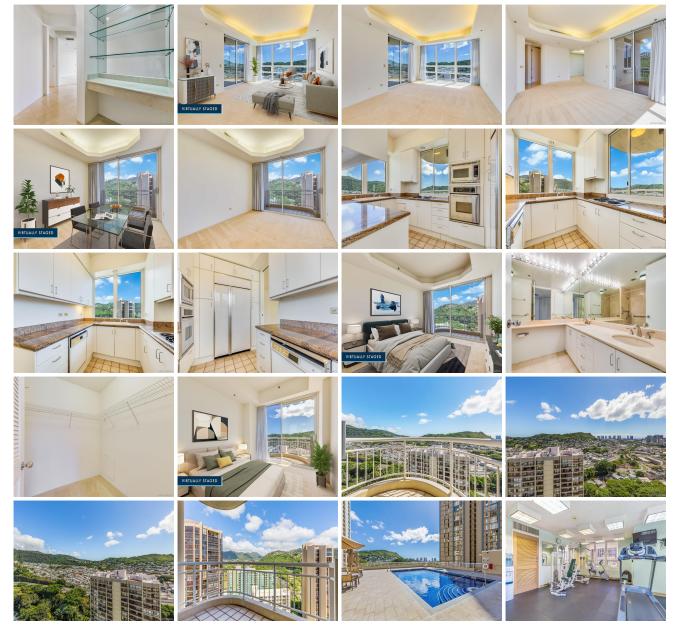
Nuuanu Parkside 2047 Nuuanu Avenue Unit 2501, Honolulu 96817 * Nuuanu Parkside *

	\$900,000 * Originally \$990,000			
Beds: 2	MLS#: 202203860, FS	Year Built: 1991 Remodeled: Total Parking: 3 <u>Assessed Value</u> Building: \$651,900 Land: \$93,100 Total: \$745,000		
Bath: 2/0	Status: Expired			
Living Sq. Ft.: 1,309	List Date & DOM: 03-02-2022 & 364			
Land Sq. Ft.: 40,467	Condition: Above Average			
Lanai Sq. Ft.: 0	Frontage:			
Sq. Ft. Other: 0	Tax/Year: \$232/2022			
Total Sq. Ft. 1,309	Neighborhood: Nuuanu-lower			
Maint./Assoc. \$1,715 / \$0	Flood Zone: Zone X - Tool	Stories / CPR: 21+ / No		
Assigned, Cover Parking: Guest, Secured I	ed - 3+, Garage, Frontage: Entry, Tandem			

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:** , , * <u>Request Showing</u>, <u>Photos</u>, <u>History</u>, <u>Maps</u>, <u>Deed</u>, <u>Watch List</u>, <u>Tax Info</u>





Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
2047 Nuuanu Avenue 2501	<u>\$900,000</u>	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:** , , * <u>Request Showing</u>, <u>Photos</u>, History, Maps, Deed, Watch List, <u>Tax Info</u>

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