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

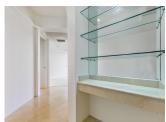
\$900,000 * Originally \$990,000

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 Building: \$651,900 Frontage: Land: **\$93,100** Sa. Ft. Other: 0 Tax/Year: **\$232/2022** Total: \$745,000 Total Sq. Ft. 1,309 Neighborhood: Nuuanu-lower 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: , , * Reguest Showing, Photos, History, Maps, Deed, Watch List, Tax Info