

Harbour Ridge 3045 Ala Napuaa Place Unit 1610, Honolulu 96818 * Harbour Ridge ***\$445,000 * Originally \$450,000**

Sold Price: \$435,000	Sold Date: 06-08-2023	Sold Ratio: 98%
Beds: 2	MLS#: 202212210, FS	Year Built: 1974
Bath: 2/0	Status: Sold	Remodeled:
Living Sq. Ft.: 850	List Date & DOM: 06-24-2022 & 290	Total Parking: 1
Land Sq. Ft.: 140,307	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage: Other	Building: \$310,600
Sq. Ft. Other: 0	Tax/Year: \$76/2021	Land: \$56,300
Total Sq. Ft. 850	Neighborhood: Salt Lake	Total: \$366,900
Maint./Assoc. \$1,056 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: 15-20 / No
Parking: Assigned, Guest, Open - 1, Street	Frontage: Other	
Zoning : 12 - A-2 Medium Density Apartme	City, Coastline, Diamond Head,	
	View: Marina/Canal, Mountain, Ocean, Sunset	

Public Remarks: Welcome home! Freshly renovated, This two-bedroom, two-bath with one parking space with a priceless view is now available. The living room area separates the bedrooms, so you have privacy! One owner since 1983 and has never been rented out. Secure a well-kept building with security and property manager on site. The Seller has updated both bathroom vanities and renovated the kitchen with new cabinets and countertops. New dishwasher, new stove, and lighting in the kitchen. They have replaced the carpeted area with water-resistant flooring throughout the unit, with base boards. The popcorn ceiling has been removed! A fresh coat of paint in each room, including the closets! Convenient location to H-1, Tripler Hospital, Pearl Harbor, the airport, and minutes away from downtown. The maintenance fee includes Central AC, cable, electricity, hot water, water, and sewer. Amenities include Swimming Pool, Bbq Area, Recreation room, On-site Resident Manager, and Security. Guest parking is available. **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
3045 Ala Napuaa Place 1610	\$445,000	2 & 2/0	850 \$524	140,307 \$3	0	50%	16	290

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
3045 Ala Napuaa Place 1610	\$76 \$1,056 \$0	\$56,300	\$310,600	\$366,900	121%	1974 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
3045 Ala Napuaa Place 1610	\$435,000	06-08-2023	98%	97%	Conventional

[3045 Ala Napuaa Place 1610](#) - MLS#: [202212210](#) - Original price was \$450,000 - Welcome home! Freshly renovated, This two-bedroom, two-bath with one parking space with a priceless view is now available. The living room area separates the bedrooms, so you have privacy! One owner since 1983 and has never been rented out. Secure a well-kept building with security and property manager on site. The Seller has updated both bathroom vanities and renovated the kitchen with new cabinets and countertops. New dishwasher, new stove, and lighting in the kitchen. They have replaced the carpeted area with water-resistant flooring throughout the unit, with base boards. The popcorn ceiling has been removed! A fresh coat of paint in each room, including the closets! Convenient location to H-1, Tripler Hospital, Pearl Harbor, the airport, and minutes away from downtown. The maintenance fee includes Central AC, cable, electricity, hot water, water, and sewer. Amenities include Swimming Pool, Bbq Area, Recreation room, On-site Resident Manager, and Security. Guest parking is available. **Region:** Metro **Neighborhood:** Salt Lake **Condition:** Above Average **Parking:** Assigned, Guest, Open - 1, Street **Total Parking:** 1 **View:** City, Coastline, Diamond Head, Marina/Canal, Mountain, Ocean, Sunset **Frontage:** Other **Pool:** **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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