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**	View: **City, Coastline, Diamond Head, 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