Nuuanu Parkside 2047 Nuuanu Avenue Unit 1903, Honolulu 96817 * Nuuanu Parkside *

\$735,000 * Originally \$900,000

Beds: 2 MLS#: 202316370, FS Year Built: 1991 Bath: 2/0 Status: Active Remodeled: Living Sq. Ft.: **1,037** List Date & DOM: 07-11-2023 & 308 Total Parking: 2 Land Sq. Ft.: 40,467 Condition: Average **Assessed Value** Lanai Sq. Ft.: 0 Frontage: Building: \$640,700 Sa. Ft. Other: 0 Tax/Year: **\$211/2023** Land: **\$83.900** Total Sq. Ft. 1,037 Neighborhood: Nuuanu-lower Total: \$724,600 Maint./Assoc. **\$1,427 / \$0** Flood Zone: Zone X - Tool Stories / CPR: 21+ / No

Parking: Covered - 2, Guest, Secured Entry, Tandem

Zoning: 13 - A-3 High Density Apartment View: Cemetery, City, Sunset

Public Remarks: Price adjusted and seller is motivated! Attention all wine collectors! Make this 2 bedroom/2bath/2 parking (tandem stall) unit in Nuuanu Parkside your dream home. This very private and secure building is nestled at the front of Nuuanu Valley with close proximity to downtown, highway entrances, medical centers, shopping, and eateries. The owner occupancy rate is high at 73% and no wonder, because the building amenities include 24-hour security, temperaturecontrolled wine cellar, storage, men's/women's spa, pool, hospitality room, business suite, car washing area, and extensively equipped gym. Pets are allowed: one dog up to 25 lbs. or two cats. The staff is very friendly and attentive. First photo is virtually staged for design suggestion. No open houses currently so please have your Realtor make an appointment for a private viewing. Sale Conditions: Lien Release, Short Sale 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 1903	\$735,000	2 & 2/0	1,037 \$709	40,467 \$18	0	73% 19 308

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2047 Nuuanu Avenue 1903	\$211 \$1,427 \$0	\$83,900	\$640,700	\$724,600	101%	1991 & NA

2047 Nuuanu Avenue 1903 - MLS#: 202316370 - Original price was \$900,000 - Price adjusted and seller is motivated! Attention all wine collectors! Make this 2 bedroom/2bath/2 parking (tandem stall) unit in Nuuanu Parkside your dream home. This very private and secure building is nestled at the front of Nuuanu Valley with close proximity to downtown, highway entrances, medical centers, shopping, and eateries. The owner occupancy rate is high at 73% and no wonder, because the building amenities include 24-hour security, temperature-controlled wine cellar, storage, men's/women's spa, pool, hospitality room, business suite, car washing area, and extensively equipped gym. Pets are allowed: one dog up to 25 lbs. or two cats. The staff is very friendly and attentive. First photo is virtually staged for design suggestion. No open houses currently so please have your Realtor make an appointment for a private viewing. Region: Metro Neighborhood: Nuuanulower Condition: Average Parking: Covered - 2, Guest, Secured Entry, Tandem Total Parking: 2 View: Cemetery, City, Sunset Frontage: Pool: Zoning: 13 - A-3 High Density Apartment Sale Conditions: Lien Release, Short Sale Schools: , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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