

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

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

Beds: <b>2</b>	MLS#: <b>202316370, FS</b>	Year Built: <b>1991</b>
Bath: <b>2/0</b>	Status: <b>Active</b>	Remodeled:
Living Sq. Ft.: <b>1,037</b>	List Date & DOM: <b>07-11-2023 &amp; 280</b>	Total Parking: <b>2</b>
Land Sq. Ft.: <b>40,467</b>	Condition: <b>Average</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>0</b>	Frontage:	Building: <b>\$640,700</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$211/2023</b>	Land: <b>\$83,900</b>
Total Sq. Ft. <b>1,037</b>	Neighborhood: <b>Nuuanu-lower</b>	Total: <b>\$724,600</b>
Maint./Assoc. <b>\$1,427 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone X - Tool</b>	Stories / CPR: / <b>No</b>
Parking: <b>Covered - 2, Guest, Tandem</b>	Frontage:	
<a href="#">Zoning</a> : <b>13 - A-3 High Density Apartment</b>	View: <b>Cemetery, City, Sunset</b>	

**Public Remarks:** Seller is motivated! Attention all wine collectors! Make this 2 bedroom/2bath/2 parking (1 tandem stall & 1 single 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. No open houses currently so please have your Realtor make an appointment for 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
<a href="#">2047 Nuuanu Avenue 1903</a>	<b>\$735,000</b>	2 & 2/0	1,037   \$709	40,467   \$18	0	87%	19	280

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

[2047 Nuuanu Avenue 1903](#) - MLS#: [202316370](#) - Original price was \$900,000 - Seller is motivated! Attention all wine collectors! Make this 2 bedroom/2bath/2 parking (1 tandem stall & 1 single stall) unit in Nuuanu Parkside your dream home. This very private and secure building is nestled at the front of Nuuanu Valley with close 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. No open houses currently so please have your Realtor make an appointment for private viewing. **Region:** Metro **Neighborhood:** Nuuanu-lower **Condition:** Average **Parking:** Covered - 2, Guest, 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