

Rosalei Ltd 445 Kaiolu Street Unit 607, Honolulu 96815 * Rosalei Ltd * \$300,000 ***Originally \$315,000**

Beds: 1	MLS#: 202321824, FS	Year Built: 1955
Bath: 1/0	Status: Active	Remodeled:
Living Sq. Ft.: 456	List Date & DOM: 09-27-2023 & 223	Total Parking: 0
Land Sq. Ft.: 0	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 90	Frontage: Other	Building: \$197,800
Sq. Ft. Other: 0	Tax/Year: \$42/2023	Land: \$47,300
Total Sq. Ft. 546	Neighborhood: Waikiki	Total: \$245,100
Maint./Assoc. \$1,131 / \$0	Flood Zone : Zone AO - Tool	Stories / CPR: 8-14 / No
Parking: None	Frontage: Other	
Zoning : X2 - Apartment Precinct	View: City, Marina/Canal, Mountain	

Public Remarks: Bright and airy 1 bedroom unit in the Rosalei building! Conveniently located in the Waikiki Special District with views of the Ala Wai Canal and mountains. The lanai spalling for this home is completed and the plumbing has been re-done behind the kitchen and bathroom walls. Newer oven range and cooktop, upgraded wood vinyl flooring, newer paint and surround shower. Three closets with shelving and additional storage locker on site. Amenities include a relaxing pool and patio/deck area, a community laundry and a site manager. Building has been re-painted. Currently, the owner rents a stall in the building parking lot, and new buyer may be able to rent this stall. Please ask agents for details. Metered parking for guests right in front of building. Quiet surroundings and located in close proximity to the beach! Installment payments for an AOA loan (special assessment/loan) is collected and included in the monthly maintenance fees of \$1,131.23, to cover exterior building repairs and painting, drainpipe and water supply line replacement. **Sale Conditions:** None **Schools:** [Jefferson](#), [Washington](#), [Mckinley](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
445 Kaiolu Street 607	\$300,000	1 & 1/0	456 \$658	0 \$inf	90	42%	6	223

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
445 Kaiolu Street 607	\$42 \$1,131 \$0	\$47,300	\$197,800	\$245,100	122%	1955 & NA

[445 Kaiolu Street 607](#) - MLS#: **202321824** - Original price was \$315,000 - Bright and airy 1 bedroom unit in the Rosalei building! Conveniently located in the Waikiki Special District with views of the Ala Wai Canal and mountains. The lanai spalling for this home is completed and the plumbing has been re-done behind the kitchen and bathroom walls. Newer oven range and cooktop, upgraded wood vinyl flooring, newer paint and surround shower. Three closets with shelving and additional storage locker on site. Amenities include a relaxing pool and patio/deck area, a community laundry and a site manager. Building has been re-painted. Currently, the owner rents a stall in the building parking lot, and new buyer may be able to rent this stall. Please ask agents for details. Metered parking for guests right in front of building. Quiet surroundings and located in close proximity to the beach! Installment payments for an AOA loan (special assessment/loan) is collected and included in the monthly maintenance fees of \$1,131.23, to cover exterior building repairs and painting, drainpipe and water supply line replacement. **Region:** Metro **Neighborhood:** Waikiki **Condition:** Above Average **Parking:** None **Total Parking:** 0 **View:** City, Marina/Canal, Mountain **Frontage:** Other **Pool:** **Zoning:** X2 - Apartment Precinct **Sale Conditions:** None **Schools:** [Jefferson](#), [Washington](#), [Mckinley](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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