

**Island Colony 445 Seaside Avenue Unit 4206, Honolulu 96815 \* Island Colony \* \$425,000**

|                                                         |                                                                  |                                |
|---------------------------------------------------------|------------------------------------------------------------------|--------------------------------|
| Beds: <b>0</b>                                          | MLS#: <b>202323876, FS</b>                                       | Year Built: <b>1979</b>        |
| Bath: <b>1/0</b>                                        | Status: <b>Active</b>                                            | Remodeled: <b>2018</b>         |
| Living Sq. Ft.: <b>309</b>                              | List Date & DOM: <b>10-16-2023 &amp; 213</b>                     | Total Parking: <b>0</b>        |
| Land Sq. Ft.: <b>49,833</b>                             | Condition: <b>Excellent</b>                                      | <a href="#">Assessed Value</a> |
| Lanai Sq. Ft.: <b>103</b>                               | Frontage: <b>Other</b>                                           | Building: <b>\$275,000</b>     |
| Sq. Ft. Other: <b>0</b>                                 | Tax/Year: <b>\$96/2023</b>                                       | Land: <b>\$54,900</b>          |
| Total Sq. Ft. <b>412</b>                                | Neighborhood: <b>Waikiki</b>                                     | Total: <b>\$329,900</b>        |
| Maint./Assoc. <b>\$475 / \$0</b>                        | <a href="#">Flood Zone</a> : <b>Zone A - Tool</b>                | Stories / CPR: <b>One / No</b> |
| Parking: <b>None</b>                                    | Frontage: <b>Other</b>                                           |                                |
| <a href="#">Zoning</a> : <b>X2 - Apartment Precinct</b> | View: <b>City, Marina/Canal, Mountain, Ocean, Other, Sunrise</b> |                                |

**Public Remarks:** Luxury Living at its finest that breaths in Freshness and Ocean Blues. African Mahogany Cabinets w pull out and soft close features, Campria Granite counter tops, Travertine Floors, Advantium Microwave, Coastal windows and sliding doors, Automatic roll down blinds, Split A/C, recess lighting and much more. Sunset views of Waikiki's skyline out to the Pacific Ocean the City and the Ko'olau mountains. Located in the Heart of Waikiki near the International Market Place, Royal Hawaiian Hotel and numerous shopping centers. The Island Colony is a popular and secured building 3 blocks from Waikiki beach. A large relaxing great pool deck with sauna, community laundry, gym and BBQ area. Seller needs replacement property. **Sale Conditions:** Subject To Replacement Property **Schools:** [Waikiki](#), [Washington](#), [Kaimuki](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

| Address                                 | Price                     | Bd & Bth | Living / Avg. | Land   Avg.  | Lanai | Occ. | FL | DOM |
|-----------------------------------------|---------------------------|----------|---------------|--------------|-------|------|----|-----|
| <a href="#">445 Seaside Avenue 4206</a> | <a href="#">\$425,000</a> | 0 & 1/0  | 309   \$1,375 | 49,833   \$9 | 103   | 10%  | 42 | 213 |

| Address                                 | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|-----------------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">445 Seaside Avenue 4206</a> | \$96   \$475   \$0  | \$54,900      | \$275,000         | \$329,900      | 129%  | 1979 & 2018      |

[445 Seaside Avenue 4206](#) - MLS#: [202323876](#) - Luxury Living at its finest that breaths in Freshness and Ocean Blues. African Mahogany Cabinets w pull out and soft close features, Campria Granite counter tops, Travertine Floors, Advantium Microwave, Coastal windows and sliding doors, Automatic roll down blinds, Split A/C, recess lighting and much more. Sunset views of Waikiki's skyline out to the Pacific Ocean the City and the Ko'olau mountains. Located in the Heart of Waikiki near the International Market Place, Royal Hawaiian Hotel and numerous shopping centers. The Island Colony is a popular and secured building 3 blocks from Waikiki beach. A large relaxing great pool deck with sauna, community laundry, gym and BBQ area. Seller needs replacement property. **Region:** Metro **Neighborhood:** Waikiki **Condition:** Excellent **Parking:** None **Total Parking:** 0 **View:** City, Marina/Canal, Mountain, Ocean, Other, Sunrise **Frontage:** Other **Pool:** **Zoning:** X2 - Apartment Precinct **Sale Conditions:** Subject To Replacement Property **Schools:** [Waikiki](#), [Washington](#), [Kaimuki](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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