

**Ainahau Gardens 2442 Tusitala Street Unit 303, Honolulu 96815 \* Ainahau Gardens \*****\$339,000 \* Originally \$365,000**

|                                                         |                                                    |                                   |
|---------------------------------------------------------|----------------------------------------------------|-----------------------------------|
| Beds: <b>1</b>                                          | MLS#: <b>202401028, FS</b>                         | Year Built: <b>1964</b>           |
| Bath: <b>1/0</b>                                        | Status: <b>Active Under Contract</b>               | Remodeled: <b>1980</b>            |
| Living Sq. Ft.: <b>602</b>                              | List Date & DOM: <b>01-18-2024 &amp; 104</b>       | Total Parking: <b>1</b>           |
| Land Sq. Ft.: <b>0</b>                                  | Condition: <b>Excellent</b>                        | <a href="#">Assessed Value</a>    |
| Lanai Sq. Ft.: <b>0</b>                                 | Frontage:                                          | Building: <b>\$225,700</b>        |
| Sq. Ft. Other: <b>0</b>                                 | Tax/Year: <b>\$72/2023</b>                         | Land: <b>\$161,300</b>            |
| Total Sq. Ft. <b>602</b>                                | Neighborhood: <b>Waikiki</b>                       | Total: <b>\$387,000</b>           |
| Maint./Assoc. <b>\$1,087 / \$0</b>                      | <a href="#">Flood Zone</a> : <b>Zone AE - Tool</b> | Stories / CPR: <b>Three+ / No</b> |
| Parking: <b>Assigned, Open - 1</b>                      | Frontage:                                          |                                   |
| <a href="#">Zoning</a> : <b>X2 - Apartment Precinct</b> | View: <b>Ocean</b>                                 |                                   |

**Public Remarks:** Own the largest 1 bedroom unit in Ainahau Gardens . This is a double unit, the size of (2) studios. 602 sq.ft. Only (3) 1 bedrooms units in the building. Bright and Spacious 602 sf end unit with an open concept floor plan achieves a nice flow and feel. Nice size full Kitchen with counter space. Wall to wall windows provides a tree top view with a lot of natural light and cool breezes. It features two large mirrored closets for extra storage, bamboo laminate flooring, and a recently renovated kitchen and bath. This unit also comes with one spacious parking space, large enough for two cars, which can be hard to find in Waikiki. The building has been painted and the elevator has been changed. Thrive in Waikiki's vibrant lifestyle of famous beaches, endless dining, shopping and entertainment. Priced below assessed value, \$556 per sf. Owner is moving and willing to leave some furniture. Must see to appreciate! **Sale Conditions:** None **Schools:** [Jefferson](#), [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="#">2442 Tusitala Street 303</a> | <b>\$339,000</b> | 1 & 1/0  | 602   \$563   | 0   \$inf   | 0     | 41%  | 3  | 104 |

| Address                                  | Tax   Maint.   Ass.  | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|------------------------------------------|----------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">2442 Tusitala Street 303</a> | \$72   \$1,087   \$0 | \$161,300     | \$225,700         | \$387,000      | 88%   | 1964 & 1980      |

[2442 Tusitala Street 303](#) - MLS#: [202401028](#) - Original price was \$365,000 - Own the largest 1 bedroom unit in Ainahau Gardens . This is a double unit, the size of (2) studios. 602 sq.ft. Only (3) 1 bedrooms units in the building. Bright and Spacious 602 sf end unit with an open concept floor plan achieves a nice flow and feel. Nice size full Kitchen with counter space. Wall to wall windows provides a tree top view with a lot of natural light and cool breezes. It features two large mirrored closets for extra storage, bamboo laminate flooring, and a recently renovated kitchen and bath. This unit also comes with one spacious parking space, large enough for two cars, which can be hard to find in Waikiki. The building has been painted and the elevator has been changed. Thrive in Waikiki's vibrant lifestyle of famous beaches, endless dining, shopping and entertainment. Priced below assessed value, \$556 per sf. Owner is moving and willing to leave some furniture. Must see to appreciate! **Region:** Metro **Neighborhood:** Waikiki **Condition:** Excellent **Parking:** Assigned, Open - 1 **Total Parking:** 1 **View:** Ocean **Frontage:** Pool: **Zoning:** X2 - Apartment Precinct **Sale Conditions:** None **Schools:** [Jefferson](#), [Washington](#), [Kaimuki](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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