

Crescent Park 2575 Kuhio Avenue Unit 801, Honolulu 96815 * Crescent Park * \$339,000 ***Originally \$449,000**

Beds: 2	MLS#: 202401435, LH	Year Built: 1970
Bath: 2/0	Status: Active	Remodeled:
Living Sq. Ft.: 888	List Date & DOM: 01-25-2024 & 109	Total Parking: 1
Land Sq. Ft.: 17,511	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 300	Frontage:	Building: \$919,700
Sq. Ft. Other: 0	Tax/Year: \$260/2024	Land: \$53,700
Total Sq. Ft. 1,188	Neighborhood: Waikiki	Total: \$973,400
Maint./Assoc. \$855 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: 15-20 / No
Parking: Covered - 1, Garage	Frontage:	
Zoning : X6 - Resort Mixed Use Precinct	View: City, Mountain	

Public Remarks: PRICE REDUCED FOR QUICK SALE!!! Beautifully renovated and steps to the beach. Enjoy life in this rarely available 2/2 at the more quiet and less congested end of Waikiki. Multiple beaches, Kapiolani park, the Honolulu Zoo, the Aquarium, and Diamond Head all await in your back yard. Easy access to downtown, freeway. Large 300sqft wrap-around Lanai makes it perfect for lounging and enjoying the fresh air. Only four units per floor. On site resident manager, pool and BBQ area. Covered parking on ground level close to main entry; Four guest stalls. Only unit in building with Laundry room and pass-through kitchen makes this unit a must see! "All comments, data is provided by seller or seller's representatives. Buyer to confirm all & hold all parties harmless from any discrepancy data in the mls and advertising. Limited Service-Data Entry Addendum signed by seller/s must be sign by buyer/s with Purchase Contract." **Sale Conditions:** None **Schools:** , , *

[Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
2575 Kuhio Avenue 801	\$339,000 LH	2 & 2/0	888 \$382	17,511 \$19	300	55%	8	109

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2575 Kuhio Avenue 801	\$260 \$855 \$0	\$53,700	\$919,700	\$973,400	35%	1970 & NA

[2575 Kuhio Avenue 801](#) - MLS#: [202401435](#) - Original price was \$449,000 - PRICE REDUCED FOR QUICK SALE!!! Beautifully renovated and steps to the beach. Enjoy life in this rarely available 2/2 at the more quiet and less congested end of Waikiki. Multiple beaches, Kapiolani park, the Honolulu Zoo, the Aquarium, and Diamond Head all await in your back yard. Easy access to downtown, freeway. Large 300sqft wrap-around Lanai makes it perfect for lounging and enjoying the fresh air. Only four units per floor. On site resident manager, pool and BBQ area. Covered parking on ground level close to main entry; Four guest stalls. Only unit in building with Laundry room and pass-through kitchen makes this unit a must see! "All comments, data is provided by seller or seller's representatives. Buyer to confirm all & hold all parties harmless from any discrepancy data in the mls and advertising. Limited Service-Data Entry Addendum signed by seller/s must be sign by buyer/s with Purchase Contract." **Region:** Metro **Neighborhood:** Waikiki **Condition:** Above Average **Parking:** Covered - 1, Garage **Total Parking:** 1 **View:** City, Mountain **Frontage:** **Pool:** **Zoning:** X6 - Resort Mixed Use Precinct **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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