

Queen Emma Gardens 1515 Nuuanu Avenue Unit 1252, Honolulu 96817 * Queen Emma Gardens * \$360,000

Beds: 1	MLS#: 202404527, FS	Year Built: 1963
Bath: 1/0	Status: Active Under Contract	Remodeled: 2015
Living Sq. Ft.: 574	List Date & DOM: 03-01-2024 & 46	Total Parking: 1
Land Sq. Ft.: 354,186	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage: Other	Building: \$241,500
Sq. Ft. Other: 0	Tax/Year: \$103/2023	Land: \$94,900
Total Sq. Ft. 574	Neighborhood: Downtown	Total: \$336,400
Maint./Assoc. \$915 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: 21+ / No
Parking: Assigned, Covered - 1, Guest	Frontage: Other	
Zoning : 12 - A-2 Medium Density Apartme	View: Sunset	

Public Remarks: This stunning 1BR/1Bath/1Cov'dPkg unit in Queen Tower offers an unrivaled living experience. Enjoy the breathtaking sunset views from your open lanai, complete with a storage closet that can easily transform into a den or second bedroom. Renovated in 2015, this residence showcases a seamless integration of the kitchen with upgraded cabinets, quartz counters, and stainless steel appliances. Location meets convenience, as this home is strategically situated near grocery stores, hospitals, freeway access, and bus routes. Enjoy the perks of high-speed fiber optic internet, cable, and common area WiFi, making everyday living a breeze. Queen Emma Gardens, a true oasis, provides residents with a private park, swimming and wading pools, tea houses with enchanting koi ponds, and scenic walking/jogging paths. The large community rooms and 24/7 security add an extra layer of comfort. Embrace the joy of pet ownership as pets are welcome, and apartments are sub-metered, billed in arrears in the AOA monthly statement, along with TV cable and maintenance fees. Don't miss this opportunity to elevate your lifestyle in a community that seamlessly blends luxury, convenience, and tranquility. **Sale**
Conditions: None **Schools:** [Royal](#), [Keelikolani](#), [Mckinley](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
1515 Nuuanu Avenue 1252	\$360,000	1 & 1/0	574 \$627	354,186 \$1	0	47%	12	46

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1515 Nuuanu Avenue 1252	\$103 \$915 \$0	\$94,900	\$241,500	\$336,400	107%	1963 & 2015

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