

Craigside 2101 Nuuanu Avenue Unit I403, Honolulu 96817 * Craigside * \$500,000

Sold Price: \$510,000 Sold Date: 05-01-2024 Sold Ratio: 102%
Beds: **1** MLS#: **202406729, FS** Year Built: **1981**
Bath: **1/0** Status: **Sold** Remodeled: **2021**
Living Sq. Ft.: **798** List Date & DOM: **03-20-2024 & 10** Total Parking: **1**
Land Sq. Ft.: **158,210** Condition: **Excellent, Above Average** [Assessed Value](#)
Lanai Sq. Ft.: **0** Frontage: **Other** Building: **\$454,500**
Sq. Ft. Other: **0** Tax/Year: **\$151/2023** Land: **\$60,200**
Total Sq. Ft. **798** Neighborhood: **Nuuanu-lower** Total: **\$514,700**
Maint./Assoc. **\$791 / \$0** [Flood Zone](#): **Zone X - Tool** Stories / CPR: **One / No**
Parking: **Assigned, Covered - 1, Garage, Guest, Secured Entry, Street** Frontage: **Other**
[Zoning](#): **13 - A-3 High Density Apartment** View: **City, Ocean, Sunset**

Public Remarks: BACK ON THE MARKET! Lovely 1 bedroom unit with surprisingly good views of the city, ocean, and sunset. Unit sits on the Nuuanu Ave & Judd Street corner and looks down Nuuanu towards the ocean (NOT the cemetery view!). Unit was totally renovated in 2021 with new ACs, new laminate flooring throughout; kitchen counters, cabinets, and appliances; full bathroom renovation; rolldown shades, screens and doors. Unit was also newly painted and popcorn ceiling has been removed. Very well cared for and in move in condition. Seller will also include TV mount and wall shelves in the dining area. Parking stall is designated as compact but is an end stall that will fit a full sized SUV. Electricity is separately metered and billed monthly along with the maintenance fees. Pets permitted- please verify with management. Craigside amenities include guest parking, pools, Jacuzzi, BBQ, tennis courts, sauna, car wash area, recreation areas and more. Plans for a re-piping project have already begun with the extra assessment starting in mid-2024. Work in Tower I is estimated to begin in later 2024 or 2025. **Sale Conditions:** Subject To Repl. Property **Schools:** [Pauoa](#), [Kawananakoa](#), [Roosevelt](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
2101 Nuuanu Avenue I403	\$500,000	1 & 1/0	798 \$627	158,210 \$3	0	70%	4	10

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2101 Nuuanu Avenue I403	\$151 \$791 \$0	\$60,200	\$454,500	\$514,700	97%	1981 & 2021

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
2101 Nuuanu Avenue I403	\$510,000	05-01-2024	102%	102%	Conventional

[2101 Nuuanu Avenue I403](#) - MLS#: [202406729](#) - BACK ON THE MARKET! Lovely 1 bedroom unit with surprisingly good views of the city, ocean, and sunset. Unit sits on the Nuuanu Ave & Judd Street corner and looks down Nuuanu towards the ocean (NOT the cemetery view!). Unit was totally renovated in 2021 with new ACs, new laminate flooring throughout; kitchen counters, cabinets, and appliances; full bathroom renovation; rolldown shades, screens and doors. Unit was also newly painted and popcorn ceiling has been removed. Very well cared for and in move in condition. Seller will also include TV mount and wall shelves in the dining area. Parking stall is designated as compact but is an end stall that will fit a full sized SUV. Electricity is separately metered and billed monthly along with the maintenance fees. Pets permitted- please verify with management. Craigside amenities include guest parking, pools, Jacuzzi, BBQ, tennis courts, sauna, car wash area, recreation areas and more. Plans for a re-piping project have already begun with the extra assessment starting in mid-2024. Work in Tower I is estimated to begin in later 2024 or 2025. **Region:** Metro **Neighborhood:** Nuuanu-lower **Condition:** Excellent, Above Average **Parking:** Assigned, Covered - 1, Garage, Guest, Secured Entry, Street **Total Parking:** 1 **View:** City, Ocean, Sunset **Frontage:** Other **Pool:** **Zoning:** 13 - A-3 High Density Apartment **Sale Conditions:** Subject To Repl. Property **Schools:** [Pauoa](#), [Kawananakoa](#), [Roosevelt](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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