

Island Colony 445 Seaside Avenue Unit 3502, Honolulu 96815 * Island Colony * \$475,000

Sold Price: \$480,000

Beds: 1

Bath: 1/0

Living Sq. Ft.: 563

Land Sq. Ft.: 0

Lanai Sq. Ft.: 106

Sq. Ft. Other: 0

Total Sq. Ft. 669

Maint./Assoc. \$798 / \$0

Parking: None, Street

Zoning: X2 - Apartment Precinct

Sold Date: 05-01-2024

MLS#: 202407078, FS

Status: Sold

List Date & DOM: 03-27-2024 & 5

Condition: Average

Frontage: Other

Tax/Year: \$164/2024

Neighborhood: Waikiki

Flood Zone: Zone AO - Tool

Frontage: Other

Sold Ratio: 101%

Year Built: 1979

Remodeled:

Total Parking: 0

Assessed Value

Building: \$402,800

Land: \$90,000

Total: \$492,800

Stories / CPR: / No

View: City, Golf Course, Marina/Canal, Mountain, Ocean, Sunset

Public Remarks: A great price for a high floor 1 bedroom, 1 bath at Island Colony! 35th floor, corner-end with Mountain, Ala Wai, Waikiki views and ocean view from lanai. Ready for a new owner's personal touch. Pipe replacement project has been completed for this unit. House rules currently allow minimum 30 day rental. Shorter term rental available through on-site Hotel Rental Program. **Sale Conditions:** Probate **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
445 Seaside Avenue 3502	\$475,000	1 & 1/0	563 \$844	0 \$inf	106	9%	35	5

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
445 Seaside Avenue 3502	\$164 \$798 \$0	\$90,000	\$402,800	\$492,800	96%	1979 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
445 Seaside Avenue 3502	\$480,000	05-01-2024	101%	101%	Cash

445 Seaside Avenue 3502 - MLS#: 202407078 - A great price for a high floor 1 bedroom, 1 bath at Island Colony! 35th floor, corner-end with Mountain, Ala Wai, Waikiki views and ocean view from lanai. Ready for a new owner's personal touch. Pipe replacement project has been completed for this unit. House rules currently allow minimum 30 day rental. Shorter term rental available through on-site Hotel Rental Program. Region: Metro Neighborhood: Waikiki Condition: Average Parking: None, Street Total Parking: 0 View: City, Golf Course, Marina/Canal, Mountain, Ocean, Sunset Frontage: Other Pool: Zoning: X2 - Apartment Precinct Sale Conditions: Probate Schools: , , * Request Showing , Photos , History , Maps , Deed , Watch List , Tax Info

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