

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

Sold Price: \$480,000	Sold Date: 05-01-2024	Sold Ratio: 101%
Beds: 1	MLS#: 202407078, FS	Year Built: 1979
Bath: 1/0	Status: Sold	Remodeled:
Living Sq. Ft.: 563	List Date & DOM: 03-27-2024 & 5	Total Parking: 0
Land Sq. Ft.: 0	Condition: Average	Assessed Value
Lanai Sq. Ft.: 106	Frontage: Other	Building: \$402,800
Sq. Ft. Other: 0	Tax/Year: \$164/2024	Land: \$90,000
Total Sq. Ft. 669	Neighborhood: Waikiki	Total: \$492,800
Maint./Assoc. \$798 / \$0	Flood Zone : Zone AO - Tool	Stories / CPR: / No
Parking: None, Street	Frontage: Other	
Zoning : X2 - Apartment Precinct	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