2040 Nuuanu 2040 Nuuanu Avenue Unit 1804, Honolulu 96817 * 2040 Nuuanu * \$398,000

Beds: 1 MLS#: 202407515, FS Year Built: 1984 Bath: 1/0 Status: Active Remodeled: Living Sq. Ft.: 551 List Date & DOM: **04-16-2024** & **29** Total Parking: 1 Condition: Average Land Sq. Ft.: 26,005 **Assessed Value** Lanai Sq. Ft.: 0 Frontage: Other Building: \$327,900 Sq. Ft. Other: 0 Tax/Year: \$108/2023 Land: \$42,600 Total Sq. Ft. 551 Neighborhood: Nuuanu-lower Total: \$370,500 Maint./Assoc. \$980 / \$0 Flood Zone: Zone X - Tool Stories / CPR: 15-20 / No

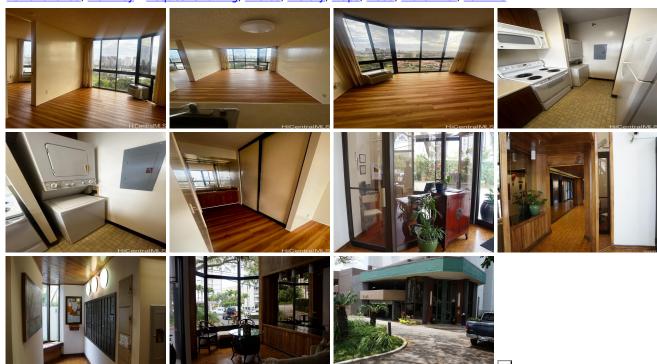
Parking: Assigned, Covered - 1, Garage, Guest, Open - 3+, Secured Entry

Frontage: Other

Zoning: 12 - A-2 Medium Density Apartme

View: City, Mountain, Ocean, Sunrise,

Public Remarks: Only 2 floor below PentHouse unit with gorgeous unobstructed city, ocean, mountain, sunset views. Comes with washer/dryer, window AC in living room & bedroom. It also comes with an extra storage by the hallway, a garaged covered parking stall and American Home Shield coverage till 3/24/2025. Building has sprinkler!!! Amenities include pool, whirlpool, sauna, meeting room, BBQ area, car wash area, 4 open guest parking stalls and in the Maemae school district. "AS IS". Rarely available! Convenient location, Easy access to freeway, Pali Highway. Short drive to Downtown, Chinatown, airport, hospitals, schools, etc... More photos to follow Easy to show with short notice. **Sale Conditions:** None **Schools:** Maemae, Kawananakoa, Mckinley * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info



Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
2040 Nuuanu Avenue 1804	\$398,000	1 & 1/0	551 \$722	26,005 \$15	0	52%	18	29

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2040 Nuuanu Avenue 1804	\$108 \$980 \$0	\$42,600	\$327,900	\$370,500	107%	1984 & NA

2040 Nuuanu Avenue 1804 - MLS#: 202407515 - Only 2 floor below PentHouse unit with gorgeous unobstructed city, ocean, mountain, sunset views. Comes with washer/dryer, window AC in living room & bedroom. It also comes with an extra storage by the hallway, a garaged covered parking stall and American Home Shield coverage till 3/24/2025. Building has sprinkler!!! Amenities include pool, whirlpool, sauna, meeting room, BBQ area, car wash area, 4 open guest parking stalls and in the Maemae school district. "AS IS". Rarely available! Convenient location, Easy access to freeway, Pali Highway. Short drive to Downtown, Chinatown, airport, hospitals, schools, etc... More photos to follow Easy to show with short notice. **Region:** Metro **Neighborhood:** Nuuanu-lower **Condition:** Average **Parking:** Assigned, Covered - 1, Garage, Guest, Open - 3+, Secured Entry **Total Parking:** 1 **View:** City, Mountain, Ocean, Sunrise, Sunset **Frontage:** Other **Pool: Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** Maemae, Kawananakoa, Mckinley * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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