

**Punahou Tower 1621 Dole Street Unit PH8, Honolulu 96822 \* Punahou Tower \* \$510,000**

|                                                                     |                                                   |                                 |
|---------------------------------------------------------------------|---------------------------------------------------|---------------------------------|
| Beds: <b>2</b>                                                      | MLS#: <b><u>202407991</u>, FS</b>                 | Year Built: <b>1973</b>         |
| Bath: <b>2/0</b>                                                    | Status: <b>Pending</b>                            | Remodeled: <b>2024</b>          |
| Living Sq. Ft.: <b>807</b>                                          | List Date & DOM: <b>04-11-2024 &amp; 11</b>       | Total Parking: <b>1</b>         |
| Land Sq. Ft.: <b>0</b>                                              | Condition: <b>Excellent</b>                       | <a href="#">Assessed Value</a>  |
| Lanai Sq. Ft.: <b>58</b>                                            | Frontage: <b>Other</b>                            | Building: <b>\$356,000</b>      |
| Sq. Ft. Other: <b>0</b>                                             | Tax/Year: <b>\$133/2023</b>                       | Land: <b>\$103,000</b>          |
| Total Sq. Ft. <b>865</b>                                            | Neighborhood: <b>Punahou</b>                      | Total: <b>\$459,000</b>         |
| Maint./Assoc. <b>\$742 / \$0</b>                                    | <a href="#">Flood Zone</a> : <b>Zone X - Tool</b> | Stories / CPR: <b>8-14 / No</b> |
| Parking: <b>Assigned, Covered - 1, Garage, Guest, Secured Entry</b> | Frontage: <b>Other</b>                            |                                 |
| <a href="#">Zoning</a> : <b>13 - A-3 High Density Apartment</b>     | View: <b>Mountain</b>                             |                                 |

**Public Remarks:** A rare opportunity to own one of the best apartments in this desirable condo. Top floor end unit on the cool, quiet side of the building with a lovely mountain view. Move-in condition! The kitchen was just updated in January 2024 including a new range and microwave hood replacement. Refrigerator was replaced in December 2023. Dishwasher was replaced in January 2022. Bathroom cabinets were replaced in January 2024. Water heater replaced in April 2024. Punahou Tower is centrally located with easy access to H-1 Freeway. Close to Punahou School, UH, Ala Moana Shopping Center and Beach Park, Waikiki, Ward Village, Honolulu Art Museum, several major hospitals, and Downtown Honolulu. Great building amenities including a swimming pool, paddle tennis court striped for pickleball, large recreation area, men's and women's exercise rooms, tot lot, carwash area, six extra guest parking stalls. Building Manager on site during the week. Plumbing assessment has been paid in full, so no additional maintenance fee. Sold "AS IS." **Sale Conditions:** Subject To Repl. Property **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



| Address                              | Price                     | Bd & Bth | Living / Avg. | Land   Avg. | Lanai | Occ. | FL | DOM |
|--------------------------------------|---------------------------|----------|---------------|-------------|-------|------|----|-----|
| <a href="#">1621 Dole Street PH8</a> | <a href="#">\$510,000</a> | 2 & 2/0  | 807   \$632   | 0   \$inf   | 58    | 43%  | 12 | 11  |

| Address                              | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|--------------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">1621 Dole Street PH8</a> | \$133   \$742   \$0 | \$103,000     | \$356,000         | \$459,000      | 111%  | 1973 & 2024      |

[1621 Dole Street PH8](#) - MLS#: [202407991](#) - A rare opportunity to own one of the best apartments in this desirable condo. Top floor end unit on the cool, quiet side of the building with a lovely mountain view. Move-in condition! The kitchen was just updated in January 2024 including a new range and microwave hood replacement. Refrigerator was replaced in December 2023. Dishwasher was replaced in January 2022. Bathroom cabinets were replaced in January 2024. Water heater replaced in April 2024. Punahou Tower is centrally located with easy access to H-1 Freeway. Close to Punahou School, UH, Ala Moana Shopping Center and Beach Park, Waikiki, Ward Village, Honolulu Art Museum, several major hospitals, and Downtown Honolulu. Great building amenities including a swimming pool, paddle tennis court striped for pickleball, large recreation area, men's and women's exercise rooms, tot lot, carwash area, six extra guest parking stalls. Building Manager on site during the week. Plumbing assessment has been paid in full, so no additional maintenance fee. Sold "AS IS." **Region:** Metro **Neighborhood:** Punahou **Condition:** Excellent **Parking:** Assigned, Covered - 1, Garage, Guest, Secured Entry **Total Parking:** 1 **View:** Mountain **Frontage:** Other **Pool:** **Zoning:** 13 - A-3 High Density Apartment **Sale Conditions:** Subject To Repl. Property **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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