Palms Inc 431 Nahua Street Unit 601, Honolulu 96815 * Palms Inc * \$569,888

Beds: 2	MLS#: 202408291, FS	Year Built: 1968			
Bath: 2/0	Status: Active Under Contract	Remodeled:			
Living Sq. Ft.: 824	List Date & DOM: 04-16-2024 & 21	Total Parking: 1			
Land Sq. Ft.: 0	Condition: Average	Assessed Value			
Lanai Sq. Ft.: 82	Frontage:	Building: \$434,300			
Sq. Ft. Other: 0	Tax/Year: \$146/2023	Land: \$67,300			
Total Sq. Ft. 906	Neighborhood: Waikiki	Total: \$501,600			
Maint./Assoc. \$1,049 / \$0	Flood Zone: Zone AE - Tool	Stories / CPR: 15-20 / No			
Parking: Assigned, Covered	- 1 Frontage:				
Zoning: X2 - Apartment Pre	ecinct View: C	View: City, Marina/Canal, Mountain			

Public Remarks: Best Value!! Don't miss this opportunity to own a 2BR/2BA/1COVERED PARKING condo in the heart of WAIKIKI!!! Enjoy the ultimate urban lifestyle just steps away from the International Market Place, Waikiki Market, upcoming Target, and the world-famous Waikiki Beach! The Palms Inc offers secure mid-rise living with amenities including a swimming pool, BBQ grill, and pet-friendly environment. This unit is situated on the cooler side of the building, boasting an efficient floor plan and a spacious open lanai with refreshing breezes and views of Ala Wai canal and mountains. Features include washer/dryer, stylish vinyl flooring, and newer cabinets. The monthly maintenance fee is \$1048.98, covering Sewer, Water, Electricity, Internet, and Cable TV. Additionally, the unit has three window AC units with an extra \$165/month AC fee. Please note that some photos have been virtually enhanced. **Sale Conditions:** None **Schools:** , , * <u>Request Showing</u>, <u>Photos</u>, <u>History</u>, <u>Maps</u>, <u>Deed</u>, <u>Watch List</u>, <u>Tax Info</u>



Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
431 Nahua Street 601	<u>\$569,888</u>	2 & 2/0	824 \$692	0 \$inf	82	55%	6	21

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
431 Nahua Street 601	\$146 \$1,049 \$0	\$67,300	\$434,300	\$501,600	114%	1968 & NA

431 Nahua Street 601 - MLS#: 202408291 - Best Value!! Don't miss this opportunity to own a 2BR/2BA/1COVERED PARKING condo in the heart of WAIKIKI!!! Enjoy the ultimate urban lifestyle just steps away from the International Market Place, Waikiki Market, upcoming Target, and the world-famous Waikiki Beach! The Palms Inc offers secure mid-rise living with amenities including a swimming pool, BBQ grill, and pet-friendly environment. This unit is situated on the cooler side of the building, boasting an efficient floor plan and a spacious open lanai with refreshing breezes and views of Ala Wai canal and mountains. Features include washer/dryer, stylish vinyl flooring, and newer cabinets. The monthly maintenance fee is \$1048.98, covering Sewer, Water, Electricity, Internet, and Cable TV. Additionally, the unit has three window AC units with an extra \$165/month AC fee. Please note that some photos have been virtually enhanced. **Region:** Metro **Neighborhood:** Waikiki **Condition:** Average **Parking:** Assigned, Covered - 1 **Total Parking:** 1 **View:** City, Marina/Canal, Mountain **Frontage: Pool: Zoning:** X2 - Apartment Precinct **Sale Conditions:** None **Schools:** , , * <u>Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info</u>

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