

## **Contessa 2825 S King Street Unit 1902, Honolulu 96826 \* Contessa \* \$628,000**

Beds: **2**

MLS#: **202408301, FS**

Year Built: **1971**

Bath: **2/0**

Status: **Active Under Contract**

Remodeled:

Living Sq. Ft.: **1,007**

List Date & DOM: **04-19-2024 & 11**

Total Parking: **2**

Land Sq. Ft.: **88,645**

Condition: **Above Average**

[Assessed Value](#)

Lanai Sq. Ft.: **147**

Frontage:

Building: **\$507,700**

Sq. Ft. Other: **0**

Tax/Year: **\$176/2023**

Land: **\$108,200**

Total Sq. Ft. **1,154**

Neighborhood: **Moiliili**

Total: **\$615,900**

Maint./Assoc. **\$1,046 / \$0**

[Flood Zone](#): **Zone X - Tool**

Stories / CPR: **One / No**

Parking: **Assigned, Guest**

Frontage:

[Zoning](#): **12 - A-2 Medium Density Apartme**

View: **City, Diamond Head, Mountain**

**Public Remarks:** Investor alert!!! Spacious condo in town with expansive 180-degree views in the popular Contessa building! Perfect to call home and/or an excellent investment property. Conveniently located near the University of Hawaii at Manoa + Chaminade University - right in the middle of town! This 2-bedroom, 2-bathroom unit features new flooring throughout, a modernized kitchen and a washer + dryer inside the unit. The unit includes 2 deeded parking stalls and the building has ample guest parking. The seller's incredibly low loan (under 2.5 percent) may be assumable to a VA buyer, please inquire to verify. DIRECTIONS to the Contessa: coming from H-1 West, take the King Street exit, veer right (heading West) onto King Street, turn left almost immediately into the building parking lot. Coming from the East, take the King Street exit, turn left in front of the Humane Society to go Eastbound on King Street, turn right into the Contessa parking lot. \*\*There are two entrances to the parking lot- this is the tallest building in the area so it is easy to spot. **Sale Conditions:** None **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="#">2825 S King Street 1902</a>	<a href="#">\$628,000</a>	2 & 2/0	1,007   \$624	88,645   \$7	147	65%	18	11

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">2825 S King Street 1902</a>	\$176   \$1,046   \$0	\$108,200	\$507,700	\$615,900	102%	1971 & NA

[2825 S King Street 1902](#) - MLS#: [202408301](#) - Investor alert!!! Spacious condo in town with expansive 180-degree views in the popular Contessa building! Perfect to call home and/or an excellent investment property. Conveniently located near the University of Hawaii at Manoa + Chaminade University - right in the middle of town! This 2-bedroom, 2-bathroom unit features new flooring throughout, a modernized kitchen and a washer + dryer inside the unit. The unit includes 2 deeded parking stalls and the building has ample guest parking. The seller's incredibly low loan (under 2.5 percent) may be assumable to a VA buyer, please inquire to verify. DIRECTIONS to the Contessa: coming from H-1 West, take the King Street exit, veer right (heading West) onto King Street, turn left almost immediately into the building parking lot. Coming from the East, take the King Street exit, turn left in front of the Humane Society to go Eastbound on King Street, turn right into the Contessa parking lot. \*\*There are two entrances to the parking lot- this is the tallest building in the area so it is easy to spot. **Region:** Metro **Neighborhood:** Moiliili **Condition:** Above Average **Parking:** Assigned, Guest **Total Parking:** 2 **View:** City, Diamond Head, Mountain **Frontage:** **Pool:** **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** , ,  
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DOM = Days on Market, Occ. = Occupancy, FL = Floor Number