

## **Island Colony 445 Seaside Avenue Unit 1503, Honolulu 96815 \* Island Colony \* \$228,000**

|   |  |                                |
|---|--|--------------------------------|
| Sold Price: \$240,000                                   | Sold Date: 05-13-2024                              | Sold Ratio: 105%               |
| Beds: <b>0</b>  | MLS#: <b>202408314, LH</b>                         | Year Built: <b>1979</b>        |
| Bath: <b>1/0</b>  | Status: <b>Sold</b>                                | Remodeled:                     |
| Living Sq. Ft.: <b>280</b>                              | List Date & DOM: <b>04-25-2024 &amp; 4</b>         | Total Parking: <b>0</b>        |
| Land Sq. Ft.: <b>0</b>                                  | Condition: <b>Average</b>                          | <a href="#">Assessed Value</a> |
| Lanai Sq. Ft.: <b>116</b>                               | Frontage:  | Building: <b>\$256,400</b>     |
| Sq. Ft. Other: <b>0</b>                                 | Tax/Year: <b>\$364/2023</b>                        | Land: <b>\$54,000</b>          |
| Total Sq. Ft. <b>396</b>                                | Neighborhood: <b>Waikiki</b>                       | Total: <b>\$310,400</b>        |
| Maint./Assoc. <b>\$503 / \$0</b>                        | <a href="#">Flood Zone</a> : <b>Zone AE - Tool</b> | Stories / CPR: / <b>No</b>     |
| Parking: <b>None</b>                                    | Frontage:  |                                |
| <a href="#">Zoning</a> : <b>X2 - Apartment Precinct</b> | View: <b>City, Marina/Canal, Mountain</b>          |                                |

**Public Remarks:** Looking for a short-term rental opportunity on O'ahu? Look no further than unit 1503 of Island Colony. Located within the hustle and bustle of Waikiki, Island Colony is the ideal vacation destination with close proximity to all Waikiki has to offer - beaches, shopping, restaurants and nightlife. After enjoying a day out in the city, you and your guest can relax and take in the mountain, canal, and city views from your covered lanai or head to the spacious recreation deck where you can lounge or hop in the pool. Unit 1503 features a blank canvas to renovate and add your preferred touches and offers flexibility for investors: join the Hotel Rental Pool or manage privately. Unit 1503 is a leasehold with the opportunity to purchase the fee. Schedule your private showing to come see it for yourself or join us for our premier open house, Saturday 4/27 from 1-4pm and Sunday 4/28 from 2-5pm. **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="#">445 Seaside Avenue 1503</a> | <b>\$228,000 LH</b> | 0 & 1/0  | 280   \$814   | 0   \$inf   | 116   | 10%  | 15 | 4   |

| Address                                 | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|---|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">445 Seaside Avenue 1503</a> | \$364   \$503   \$0 | \$54,000      | \$256,400         | \$310,400      | 73%   | 1979 & NA        |

| Address                                 | Sold Price | Sold Date  | Sold Ratio | Original Ratio | Sold Terms |
|---|------------|------------|------------|----------------|------------|
| <a href="#">445 Seaside Avenue 1503</a> | \$240,000  | 05-13-2024 | 105%       | 105%           | Cash       |

[445 Seaside Avenue 1503](#) - MLS#: [202408314](#) - Looking for a short-term rental opportunity on O'ahu? Look no further than unit 1503 of Island Colony. Located within the hustle and bustle of Waikiki, Island Colony is the ideal vacation destination with close proximity to all Waikiki has to offer - beaches, shopping, restaurants and nightlife. After enjoying a day out in the city, you and your guest can relax and take in the mountain, canal, and city views from your covered lanai or head to the spacious recreation deck where you can lounge or hop in the pool. Unit 1503 features a blank canvas to renovate and add your preferred touches and offers flexibility for investors: join the Hotel Rental Pool or manage privately. Unit 1503 is a leasehold with the opportunity to purchase the fee. Schedule your private showing to come see it for yourself or join us for our premier open house, Saturday 4/27 from 1-4pm and Sunday 4/28 from 2-5pm. **Region:** Metro **Neighborhood:** Waikiki **Condition:** Average **Parking:** None **Total Parking:** 0 **View:** City, Marina/Canal, Mountain **Frontage:** Pool: **Zoning:** X2 - Apartment Precinct **Sale Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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