

Nuuanu Parkside 2047 Nuuanu Avenue Unit 1903, Honolulu 96817 * \$735,000 * Originally \$900,000

Beds: 2	MLS#: 202316370, FS	Year Built: 1991
Bath: 2/0	Status: Active	Remodeled:
Living Sq. Ft.: 1,037	List Date & DOM: 07-11-2023 & 312	Total Parking: 2
Land Sq. Ft.: 40,467	Condition: Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$640,700
Sq. Ft. Other: 0	Tax/Year: \$211/2023	Land: \$83,900
Total Sq. Ft. 1,037	Neighborhood: Nuuanu-lower	Total: \$724,600
Maint./Assoc. \$1,427 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: 21+ / No
Parking: Covered - 2, Guest, Secured Entry, Tandem	Frontage:	

[Zoning](#): **13 - A-3 High Density Apartment**

View: **Cemetery, City, Sunset**

Public Remarks: Price adjusted and seller is motivated! Attention all wine collectors! Make this 2 bedroom/2bath/2 parking (tandem stall) unit in Nuuanu Parkside your dream home. This very private and secure building is nestled at the front of Nuuanu Valley with close proximity to downtown, highway entrances, medical centers, shopping, and eateries. The owner occupancy rate is high at 73% and no wonder, because the building amenities include 24-hour security, temperature-controlled wine cellar, storage, men's/women's spa, pool, hospitality room, business suite, car washing area, and extensively equipped gym. Pets are allowed: one dog up to 25 lbs. or two cats. The staff is very friendly and attentive. First photo is virtually staged for design suggestion. No open houses currently so please have your Realtor make an appointment for a private viewing. **Sale Conditions:** Lien Release, Short Sale **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
2047 Nuuanu Avenue 1903	\$735,000	2 & 2/0	1,037 \$709	40,467 \$18	312

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2047 Nuuanu Avenue 1903	\$211 \$1,427 \$0	\$83,900	\$640,700	\$724,600	101%	1991 & NA

[2047 Nuuanu Avenue 1903](#) - MLS#: [202316370](#) - Original price was \$900,000 - Price adjusted and seller is motivated! Attention all wine collectors! Make this 2 bedroom/2bath/2 parking (tandem stall) unit in Nuuanu Parkside your dream home. This very private and secure building is nestled at the front of Nuuanu Valley with close proximity to downtown, highway entrances, medical centers, shopping, and eateries. The owner occupancy rate is high at 73% and no wonder, because the building amenities include 24-hour security, temperature-controlled wine cellar, storage, men's/women's spa, pool, hospitality room, business suite, car washing area, and extensively equipped gym. Pets are allowed: one dog up to 25 lbs. or two cats. The staff is very friendly and attentive. First photo is virtually staged for design suggestion. No open houses currently so please have your Realtor make an appointment for a private viewing. **Region:** Metro **Neighborhood:** Nuuanu-lower **Condition:** Average **Parking:** Covered - 2, Guest, Secured Entry, Tandem **Total Parking:** 2 **View:** Cemetery, City, Sunset **Frontage:** **Pool:** **Zoning:** 13 - A-3 High Density Apartment **Sale Conditions:** Lien Release, Short Sale **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market