

# **Nuuanu Brookside 55 S Judd Street Unit 1807, Honolulu 96817 \* \$625,000 \* Originally**

**\$649,000**

|                                                                 |                                                    |                                |
|-----------------------------------------------------------------|----------------------------------------------------|--------------------------------|
| Beds: <b>2</b>                                                  | MLS#: <b>202321677, LH</b>                         | Year Built: <b>1979</b>        |
| Bath: <b>2/0</b>                                                | Status: <b>Active</b>                              | Remodeled:                     |
| Living Sq. Ft.: <b>1,021</b>                                    | List Date & DOM: <b>09-26-2023 &amp; 235</b>       | Total Parking: <b>2</b>        |
| Land Sq. Ft.: <b>51,793</b>                                     | Condition: <b>Above Average</b>                    | <a href="#">Assessed Value</a> |
| Lanai Sq. Ft.: <b>271</b>                                       | Frontage: <b>Stream/Canal</b>                      | Building: <b>\$722,100</b>     |
| Sq. Ft. Other: <b>0</b>                                         | Tax/Year: <b>\$230/2023</b>                        | Land: <b>\$67,300</b>          |
| Total Sq. Ft. <b>1,292</b>                                      | Neighborhood: <b>Nuuanu-lower</b>                  | Total: <b>\$789,400</b>        |
| Maint./Assoc. <b>\$1,160 / \$0</b>                              | <a href="#">Flood Zone</a> : <b>Zone AE - Tool</b> | Stories / CPR: <b>21+ / No</b> |
| Parking: <b>Assigned, Covered - 2, Guest, Street</b>            | Frontage: <b>Stream/Canal</b>                      |                                |
| <a href="#">Zoning</a> : <b>13 - A-3 High Density Apartment</b> | View: <b>City, Coastline, Mountain, Ocean</b>      |                                |

**Public Remarks:** Highly desirable 2-bedroom unit available in Nuuanu Brookside. Enjoy the lush tropical feel of Nuuanu along with the expansive mountain, city, and ocean views right from your living room! This move-in-ready 2-bed/2-bath/2-covered side-by-side parking recently replaced the original electrical panel, added a new stainless-steel refrigerator, and a new LG side load stackable washer and dryer in 2022. With the large lanai, enjoy the best of indoor/outdoor living. Nuuanu Brookside amenities include a resident manager, pool, hot tub, sauna, (4) BBQ areas, and an exercise room. Great low fixed-lease rent till 2070! **Sale Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



| Address                               | Price               | Bd & Bth | Living / Avg. | Land   Avg.   | DOM |
|---------------------------------------|---------------------|----------|---------------|---------------|-----|
| <a href="#">55 S Judd Street 1807</a> | <b>\$625,000 LH</b> | 2 & 2/0  | 1,021   \$612 | 51,793   \$12 | 235 |

| Address                               | Tax   Maint.   Ass.   | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|---------------------------------------|-----------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">55 S Judd Street 1807</a> | \$230   \$1,160   \$0 | \$67,300      | \$722,100         | \$789,400      | 79%   | 1979 & NA        |

**[55 S Judd Street 1807](#) - MLS#: [202321677](#) - Original price was \$649,000 - Highly desirable 2-bedroom unit available in Nuuanu Brookside. Enjoy the lush tropical feel of Nuuanu along with the expansive mountain, city, and ocean views right from your living room! This move-in-ready 2-bed/2-bath/2-covered side-by-side parking recently replaced the original electrical panel, added a new stainless-steel refrigerator, and a new LG side load stackable washer and dryer in 2022. With the large lanai, enjoy the best of indoor/outdoor living. Nuuanu Brookside amenities include a resident manager, pool, hot tub, sauna, (4) BBQ areas, and an exercise room. Great low fixed-lease rent till 2070! **Region:** Metro **Neighborhood:** Nuuanu-lower **Condition:** Above Average **Parking:** Assigned, Covered - 2, Guest, Street **Total Parking:** 2 **View:** City, Coastline, Mountain, Ocean **Frontage:** Stream/Canal **Pool:** **Zoning:** 13 - A-3 High Density Apartment **Sale Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)**

DOM = Days on Market