

Punahou Tower 1621 Dole Street Unit 108, Honolulu 96822 * \$475,000 * Originally \$485,000

Beds: 2	MLS#: 202401804, FS	Year Built: 1973
Bath: 2/0	Status: Pending	Remodeled: 2018
Living Sq. Ft.: 807	List Date & DOM: 02-16-2024 & 83	Total Parking: 1
Land Sq. Ft.: 35,981	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 58	Frontage: Other	Building: \$348,600
Sq. Ft. Other: 0	Tax/Year: \$125/2024	Land: \$106,000
Total Sq. Ft. 865	Neighborhood: Punahou	Total: \$454,600
Maint./Assoc. \$742 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: 15-20 / No
Parking: Assigned, Covered - 1, Guest, Street	Frontage: Other	
Zoning : 13 - A-3 High Density Apartment	View: Mountain	

Public Remarks: Punahou Tower makes for good living in the heart of Honolulu. This unit was designed by a professional interior decorator. Beautifully remodeled 2 bedrooms, 2 baths unit with one covered parking stall in a centrally located building within walking distance to Punahou Sch, UH Manoa, Kapiolani Hosp, other private and public schools AND easy freeway access in both east and west directions. Bus lines one block away going to Manoa, Moiliili, Ala Moana, Downtown, and Nuuanu. Modern finishes include cabinets, countertops, bath, upgraded lighting fixtures, and luxury vinyl floors for easy maintenance. Unit faces mauka (mountains) so there is a nice breeze into unit and NO afternoon sun. Comfortable sized bedrooms and covered lanai for fresh air. Building amenities include pool, hand ball court, recreation area with kitchen, bar-b-que grills, male-female exercise room with sauna, and guest parking. Seller to pay Special Assessment \$220.50 for plumbing upgrade. Unit sold "As Is." Seller is related to Listor. Unit is vacant and EZ to see. **Sale Conditions:** None **Schools:** [Lunalilo](#), [Washington](#), [Roosevelt](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
1621 Dole Street 108	\$475,000	2 & 2/0	807 \$589	35,981 \$13	83

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1621 Dole Street 108	\$125 \$742 \$0	\$106,000	\$348,600	\$454,600	104%	1973 & 2018

[1621 Dole Street 108](#) - MLS#: [202401804](#) - Original price was \$485,000 - Punahou Tower makes for good living in the heart of Honolulu. This unit was designed by a professional interior decorator. Beautifully remodeled 2 bedrooms, 2 baths unit with one covered parking stall in a centrally located building within walking distance to Punahou Sch, UH Manoa, Kapiolani Hosp, other private and public schools AND easy freeway access in both east and west directions. Bus lines one block away going to Manoa, Moiliili, Ala Moana, Downtown, and Nuuanu. Modern finishes include cabinets, countertops, bath, upgraded lighting fixtures, and luxury vinyl floors for easy maintenance. Unit faces mauka (mountains) so there is a nice breeze into unit and NO afternoon sun. Comfortable sized bedrooms and covered lanai for fresh air. Building amenities include pool, hand ball court, recreation area with kitchen, bar-b-que grills, male-female exercise room with sauna, and guest parking. Seller to pay Special Assessment \$220.50 for plumbing upgrade. Unit sold "As Is." Seller is related to Listor. Unit is vacant and EZ to see. **Region:** Metro **Neighborhood:** Punahou **Condition:** Above Average **Parking:** Assigned, Covered - 1, Guest, Street **Total Parking:** 1 **View:** Mountain **Frontage:** Other **Pool:** **Zoning:** 13 - A-3 High Density Apartment **Sale Conditions:** None **Schools:** [Lunalilo](#), [Washington](#), [Roosevelt](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market