

Banyan Tree Plaza 1212 Punahou Street Unit 3103, Honolulu 96826 * \$575,000

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|---|---|-------------------------------------|
| Beds: 2 | MLS#: <u>202406195</u>, FS | Year Built: 1974 |
| Bath: 2/0 | Status: Active | Remodeled: |
| Living Sq. Ft.: 981 | List Date & DOM: 03-13-2024 & 66 | Total Parking: 1 |
| Land Sq. Ft.: 92,478 | Condition: Excellent, Above Average, Average | Assessed Value |
| Lanai Sq. Ft.: 78 | Frontage: Ocean | Building: \$466,700 |
| Sq. Ft. Other: 0 | Tax/Year: \$123/2024 | Land: \$72,500 |
| Total Sq. Ft. 1,059 | Neighborhood: Punahou | Total: \$539,200 |
| Maint./Assoc. \$1,087 / \$0 | Flood Zone : Zone X - Tool | Stories / CPR: One, 21+ / No |
| Parking: Assigned, Covered - 1, Garage, Guest, Secured Entry | Frontage: Ocean | |
| Zoning : 13 - A-3 High Density Apartment | View: City, Coastline, Diamond Head, Garden, Mountain, Ocean | |

Public Remarks: Buyers get a 2nd chance, we are back on the market. You have to see this view in person! The pictures do not do it justice, there are stunning ocean/mountain/city views from every room. You will love living in Punahou where you will be close to shopping, schools, restaurants, and have very convenient access to public transportation, the H-1, Waikiki, and Downtown. The unit is very breezy, has plenty of natural light, a very open layout, 981sf living area, 78sf lanai, and has been very tastefully remodeled. Comes with covered parking, washer and dryer in the unit, newer appliances, newer vinyl floors, fresh paint, custom closet organizer, and no popcorn ceiling. It's a very secure building with concrete construction for quiet and privacy, has plenty of guest parking, and amenities that include a remodeled pool, BBQ's, bike and surfboard storage, ping pong, car wash, extra storage, and 24/7 security. A VA loan assumption at 2.75% with early occupancy might be possible. Check out our online tour and make your appointment today. **Sale Conditions:** None **Schools:** [Kaahumanu](#), [Washington](#), [Mckinley](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)





| Address | Price | Bd & Bth | Living / Avg. | Land Avg. | DOM |
|--|---------------------------|----------|---------------|--------------|-----|
| 1212 Punahou Street 3103 | \$575,000 | 2 & 2/0 | 981 \$586 | 92,478 \$6 | 66 |

| Address | Tax Maint. Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|--|-----------------------|---------------|-------------------|----------------|-------|------------------|
| 1212 Punahou Street 3103 | \$123 \$1,087 \$0 | \$72,500 | \$466,700 | \$539,200 | 107% | 1974 & NA |

[1212 Punahou Street 3103](#) - MLS#: [202406195](#) - Buyers get a 2nd chance, we are back on the market. You have to see this view in person! The pictures do not do it justice, there are stunning ocean/mountain/city views from every room. You will love living in Punahou where you will be close to shopping, schools, restaurants, and have very convenient access to public transportation, the H-1, Waikiki, and Downtown. The unit is very breezy, has plenty of natural light, a very open layout, 981sf living area, 78sf lanai, and has been very tastefully remodeled. Comes with covered parking, washer and dryer in the unit, newer appliances, newer vinyl floors, fresh paint, custom closet organizer, and no popcorn ceiling. It's a very secure building with concrete construction for quiet and privacy, has plenty of guest parking, and amenities that include a remodeled pool, BBQ's, bike and surfboard storage, ping pong, car wash, extra storage, and 24/7 security. A VA loan assumption at 2.75% with early occupancy might be possible. Check out our online tour and make your appointment today. **Region:** Metro **Neighborhood:** Punahou **Condition:** Excellent, Above Average, Average **Parking:** Assigned, Covered - 1, Garage, Guest, Secured Entry **Total Parking:** 1 **View:** City, Coastline, Diamond Head, Garden, Mountain, Ocean **Frontage:** Ocean **Pool:** **Zoning:** 13 - A-3 High Density Apartment **Sale Conditions:** None **Schools:** [Kaahumanu](#), [Washington](#), [Mckinley](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market