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

 Beds: 2
 MLS#: 202406195, 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

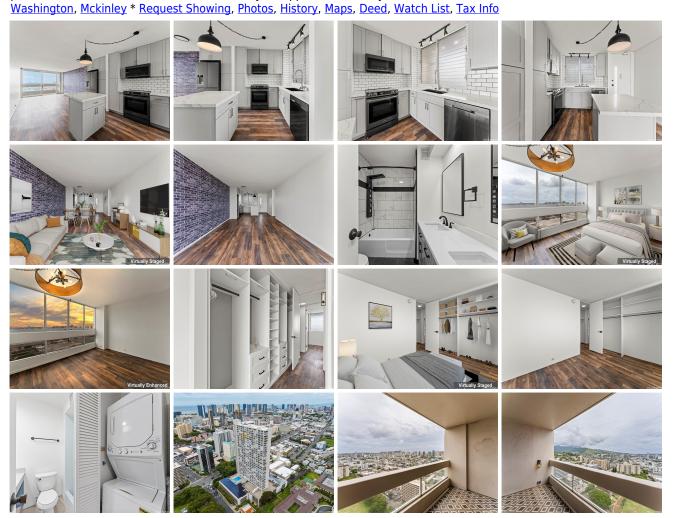
Frontage: Ocean

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

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:** <u>Kaahumanu</u>,

















Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	DOM
1212 Punahou Street 3103	<u>\$575,000</u>	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