



**Condo/Townhouse**

**ML#:** 2913205 **Active** **List:** \$639,000 FS - Fee Simple  
**TMK:** 1-2-2-020-002-0064 **Sub-Type:** Condo **PR#:** 1256  
**Bldg:** Craigside **Mstr:** 500206  
**Addr:** [2101 Nuuanu Ave 1001/I](#)  
**City:** Honolulu HI **Zip:** 96817  
**Regn:** Metro **Neighborhood:** NUUANU-LOWER

**Inter Liv Ar:** 1451 **New Dev/Const:** No **Bedrms:** 3  
**Open Lanai:** **Yr Built:** 1981 **Baths:** 2 / 0  
**Land SqFt:** 0 **Conversn Yr:** **Land Acres:**  
**Total Area:** 1451 **Remod Yr:** **Furnished:**

**#Pk:** 2 **Fractional:** No **Developer:** **Mon Maint:** \$957  
**Stall#s:** 227/228TR **Flood Zone:** AE **Model Open Days:**  
**Floor:** 10 **Mon Rental Inc:** \$ **Model Site Contact:** **Mon Assn:** \$  
**Elevators:** 3 **Site Contact Ph#:** **Other Mon Fees:** \$  
**Total Mon Fees:** \$957

**Assd Val Land:** \$47,100 **Tax Year:** 2009 **Elem School:** Pauoa  
**Assd Val Imprv:** \$617,300 **Mon Taxes:** \$189 **Middle School:** Kawanakoa  
**Assd Val Total:** \$664,400 **Home Exemp:** 0 **High School:** Roosevelt  
**Community Assn:** **Ph#:**  
**Management Co:** Hawaiiiana **Ph#:** 593-9100

**LO:** Coldwell Banker Pacific Prop. **LD:** 10/6/2009 **DOM:** 2

Great opportunity to live in a quality, reputable building and turn this original unit into something spectacular. Spacious interior living area, roomy lanai offering nice views of the mountain and Punchbowl, resort-like amenities, super convenient location to downtown business district and private schools. Sold in As Is condition.

<b>View</b> Garden Mountain	<b>BBQ</b> Exercise Room Pool	<b>CeilingFan</b> Dishwasher Disposal	<b>W/W Carpet</b>
<b>Building Style</b> High-Rise 7+ Stories	<b>Recreation Area</b> Resident Manager	<b>Dryer</b> Range Hood Refrigerator	<b>Possession</b> At Closing
<b>Unit Features</b> Single Level	<b>Sauna</b> Security Guard	<b>Washer</b>	<b>Occupancy</b> Vacant
<b>Property Condition</b> Average	<b>Tennis Court</b> Trash Chute	<b>Security</b> Key Keyed Elevator	<b>Terms Acceptable</b> Cash Conventional
<b>Parking</b> Assigned Covered2	<b>Maintenance Fee Includes</b> Cable TV Electricity	<b>Security Patrol</b>	<b>Land Recorded</b> Land Court
<b>Construction/Exterior Finish</b> Concrete	<b>Hot Water</b> Internet Service Sewer Water	<b>Disclosures</b> Property Disclosure Stmt	<b>Showing</b> <8 Hrs Notice Reqd Call Listor
<b>Amenities</b>	<b>Inclusions</b> AC Window Unit	<b>Other Fee Includes</b> None	
		<b>Floor Covering</b> Ceramic Tile Laminate	

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