



Condo/Townhouse

ML#: 2915970 **Active** **List:** FS - Fee Simple
 \$449,000
TMK: 1-1-7-005-001-0058 **Sub-Type:** Condo **PR#:** 2035
Bldg: Honolulu Park Place **Mstr:** 501156
Addr: [1212 Nuuanu Ave 905](#)
City: Honolulu HI **Zip:** 96817
Regn: Metro **Neighborhood:** CHINATOWN

Inter Liv Ar: 894 **New Dev/Const:** No **Bedrms:** 2
Open Lanai: 129 **Yr Built:** 1989 **Baths:** 2 / 0
Land SqFt: 72,706 **Conversn Yr:** **Land Acres:** 1.581
Total Area: 1023 **Remod Yr:** 2007 **Furnished:**

#Pk: 1 **Fractional:** No **Developer:** **Mon Maint:** \$599
Stall#s: 2-9 **Flood Zone:** X **Model Open Days:**
Floor: 9 **Mon Rental Inc:** \$ **Model Site Contact:** **Mon Assn:** \$
Elevators: **Site Contact Ph#:** **Other Mon Fees:** \$
Total Mon Fees: \$599

Assd Val Land: \$34,800 **Tax Year:** 2009 **Elem School:** Kauluwela
Assd Val Imprv: \$484,400 **Mon Taxes:** \$126 **Middle School:** Central
Assd Val Total: \$519,200 **Home Exemp:** 80000 **High School:** Mckinley
Community Assn: **Ph#:**
Management Co: Hawaiiana Mgmt **Ph#:** 593-9100

LO: Koam Realty **LD:** 12/18/2009 **DOM:** 4

This is a short sale. Upgrades in 2007 include laminated wood floor, new refrigerator, Washer & Dryer, and Range. Great building with lots of amenities. Close to Restaurants, Bus, Shops. 5 Miles to Honolulu Airport and Waikiki. Secured building, resident & guest parkings.

View City	Exercise Room Heated Pool	Cable TV Dishwasher	At Closing Occupancy
Building Style High-Rise 7+ Stories	Pool Recreation Area	Disposal Drapes	Owner Terms Acceptable
Unit Features Central AC Single Level	Resident Manager Sauna	Dryer Range/Oven	Cash Conventional
Property Condition Above Avg	Security Guard Tennis Court	Refrigerator Smoke Detector	Sale Conditions Short Sale
Parking Assigned Covered1	Trash Chute Maintenance Fee Includes	Washer Disclosures	Land Recorded Land Court
Construction/Exterior Finish Concrete	Cable TV Hot Water	Property Disclosure Stmt Other Fee Includes	Showing Call Listor
Amenities BBQ Club House	Sewer Water Inclusions	None Floor Covering	
	AC Central Auto Garage Door Opener	Laminate W/W Carpet Possession	

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