



Condo/Townhouse

ML#: 1000347 **Active** **List:** \$215,000 FS - Fee Simple
TMK: 1-1-7-012-013-0051 **Sub-Type:** Condo **PR#:** 1509
Bldg: 2040 Nuuanu **Mstr:** 501022
Addr: [2040 Nuuanu Ave 1203](#)
City: Honolulu HI **Zip:** 96817
Regn: Metro **Neighborhood:** NUUANU-LOWER

Inter Liv Ar: 395 **New Dev/Const:** No **Bedrms:** 0
Open Lanai: **Yr Built:** 1984 **Baths:** 1 / 0
Land SqFt: 26,017 **Conversn Yr:** **Land Acres:** 0.566
Total Area: 395 **Remod Yr:** **Furnished:**

#Pk: 1 **Fractional:** No **Developer:** **Mon Maint:** \$284
Stall#s: 24 **Flood Zone:** X **Model Open Days:**
Floor: 12 **Mon Rental Inc:** \$ **Model Site Contact:** **Mon Assn:** \$
Elevators: 2 **Site Contact Ph#:** **Other Mon Fees:** \$
Total Mon Fees: \$284

Assd Val Land: \$32,200 **Tax Year:** 2009 **Elem School:** Maemae
Assd Val Imprv: \$198,200 **Mon Taxes:** \$66 **Middle School:** Kawananakoa
Assd Val Total: \$230,400 **Home Exemp:** 0 **High School:** Mckinley
Community Assn: **Ph#:**
Management Co: Metropolitan Mgt **Ph#:** 536-3511

LO: Ivy K Realty, LLC **LD:** 1/9/2010 **DOM:** 3

Rarely available! Enjoy the beautiful unobstructed panoramic city view! Walking distance to downtown, busline service, easy access to freeway. Unit features ceramic tile, A/C, W/D in unit, covered parking in secured building. Building currently undergoing renovations on exterior and interior. Great amenities include pool, sauna, exercise room, whirlpool, conference room.

View City Ocean	Meeting Room Pool Resident Manager	Microwave Oven Hood Range/Oven Refrigerator	Occupancy Vacant
Building Style High-Rise 7+ Stories	Sauna Trash Chute	Smoke Detector Washer	Terms Acceptable Cash Conventional
Unit Features Odd# Unit	Whirlpool	Security Card Key	Sale Conditions Short Sale
Property Condition Average	Maintenance Fee Includes Sewer Water	Disclosures Lender Approval Required Property Disclosure Stmt	Land Recorded Dual Systems
Parking Assigned Covered1 Garage SecuredEnt	Inclusions AC Window Unit Auto Garage Door Opener Blinds Cable TV CeilingFan Dishwasher Disposal Dryer	Other Fee Includes None	Showing Appointment Only One Day Notice Reqd
Construction/Exterior Finish Concrete		Floor Covering Ceramic Tile	
Amenities Exercise Room		Possession 45 Days or More At Closing	

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