



Condo/Townhouse

ML#: 1001557 **Active** **List:** \$509,000 FS - Fee Simple
TMK: 1-2-2-010-024-0004 **Sub-Type:** Condo **PR#:** 2267
Bldg: Nuuanu Parkside **Mstr:** 501550
Addr: [2047 Nuuanu Ave 701](#)
City: Honolulu HI **Zip:** 96817
Regn: Metro **Neighborhood:** NUUANU-LOWER

Inter Liv Ar: 1016 **New Dev/Const:** No **Bedrms:** 2
Open Lanai: **Yr Built:** 1991 **Baths:** 2 / 0
Land SqFt: 0 **Conversn Yr:** **Land Acres:**
Total Area: 1016 **Remod Yr:** **Furnished:**

#Pk: 2 **Fractional:** No **Developer:** **Mon Maint:** \$768
Stall#s: Tandem **Flood Zone:** X **Model Open Days:**
Floor: 7 **Mon Rental Inc:** \$ **Model Site Contact:** **Mon Assn:** \$
Elevators: 2 **Site Contact Ph#:** **Other Mon Fees:** \$145
Total Mon Fees: \$913

Assd Val Land: \$43,700 **Tax Year:** 2010 **Elem School:** Pauoa
Assd Val Imprv: \$444,500 **Mon Taxes:** \$134 **Middle School:** Kawanakoa
Assd Val Total: \$488,200 **Home Exemp:** 80000 **High School:** Roosevelt
Community Assn: **Ph#:**
Management Co: Hawaiiana **Ph#:** 593-9100

LO: Coldwell Banker Pacific Prop. **LD:** 2/3/2010 **DOM:** 2

Bright, breezy and amenities galore! Building features a wine cellar, a business center, security, a private park with BBQ, and a heated pool purified by salt. Beautiful views of the city, ocean and mountains from three lanais, and an easy drive to town. Two tandem covered parking and pet-friendly. An American Home Shield Warranty policy is provided to Buyers.

<p>View City Mountain Ocean Building Style High-Rise 7+ Stories Unit Features Central AC Corner/End Odd# Unit Single Level Storage Property Condition Above Avg Excellent Parking Assigned Covered2 Garage Guest SecuredEnt Tandem Construction/Exterior Finish</p>	<p>Concrete DoubleWall Amenities BBQ Boat Dock Exercise Room Heated Pool Meeting Room Patio/Deck Pool Private Yard Recreation Area Resident Manager Security Guard Storage Trash Chute Whirlpool Maintenance Fee Includes Cable TV Hot Water Internet Service Other Common Expenses Sewer</p>	<p>Water Additional Rooms Dining Area Open Lanai Inclusions AC Central AC Split Auto Garage Door Opener Cable TV Disposal Dryer Home Warranty Microwave Range/Oven Smoke Detector Washer Security Card Key Security Patrol Video Disclosures None</p>	<p>Other Fee Includes Association Other Floor Covering Ceramic Tile W/W Carpet Possession At Closing Occupancy Vacant Terms Acceptable Cash Conventional Land Recorded Dual Systems Showing Call Listor</p>
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