

Special Brokers' Open House

Saturday Dec. 18th (2-5pm)

[ATKINSON TOWERS, Inc.](#)

419A Atkinson Dr.

Co-Op Apartment #1102

One Bedroom & One Bathroom **

Price Reduction*: \$268,000.00 (Fee Simple)

[Map to Atkinson Towers](#)

**Note: The Owners/Sellers are motivated; they have taken a job on Kauai and have to sell.*

This 15 story high rise building is a block to the Hawaii State Convention Center, behind Yacht Harbor Towers, one block to the Ala Moana Shopping Center, steps to Ala Moana Beach Park (Magic Island), and at the entrance to Waikiki.

This 11th floor apartment offers a large Lanai with a view to the swimming pool & views of the Ocean, Harbor, Ala Wai Canal, and the Mountains.

** Note: With Board approval, a Second Bedroom can be constructed in the Living room area (Proposal of \$2,480.00), along with enclosing the Lanai (Proposal of \$1,850.00), for a total interior area of 816 sq.ft. Click: [Proposal](#) to read the details.

[MULTIPLE PICTURES](#) taken from inside the apartment #1102, a view of the pool, the building, views to EWA, Ocean and to Waikiki.

Atkinson Towers is a secured entry building, with secured elevators. The project has a pool (not heated), building meeting room, individual storage/lockers (20 cu.ft.).

[Financing Options](#) to read the details of financing (80% LTV ratio, fixed and ARM).

[Atkinson Towers Disclosure](#) to read the details of the leasehold nature of the 10,500 sq.ft. parking lot, possible fee conversion, and/or the effects of the surrender clause.

[Atkinson Towers Sales](#) showing all the sales at Atkinson Towers, Inc. since February 2002.

Atkinson Towers, Inc. is a Residential Cooperative, not a Condominium. The Buyers have to be Owner Residents (NOT Landlords or Investors) and have to be approved by the Board of Directors. Note: The Stockholders voted to convert to a Condominium at the last annual meeting, with over 80% in favor. This process could be finalized within the next 3-6 months.

This project has a policy of NO pets, but a Seeing Eye Dog is the exception.

Interior Area: 740 sq.ft. / Lanai: 76 sq.ft. / Total Area: 816 sq.ft.
2005 Maintenance Fees: \$285.79. / Property Taxes: included. / Parking Stall Rent: \$42.

**Total 2005 Monthly Fees/Charges: \$327.81 (not including electric service)
Bedrooms: One / Bathrooms: One / Parking Stall #80 is assigned.**

Walter Flood, Realtor, PB

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