## Allure Waikiki 1837 Kalakaua Avenue Unit 2602, Honolulu 96815 \* Allure Waikiki \*

\$1,286,000 \* Originally \$1,493,000

 Beds: 2
 MLS#: 202321744, FS
 Year Built: 2009

 Bath: 2/0
 Status: Active
 Remodeled: 2023

 Living Sq. Ft.: 1,057
 List Date & DOM: 10-01-2023 & 290
 Total Parking: 1

 Land Sq. Ft.: 0
 Condition: Excellent
 Assessed Value

 Lanai Sq. Ft.: 88
 Frontage:
 Building: \$1,064,100

 Sq. Ft. Other: 0
 Tax/Year: \$403/2024
 Land: \$33,400

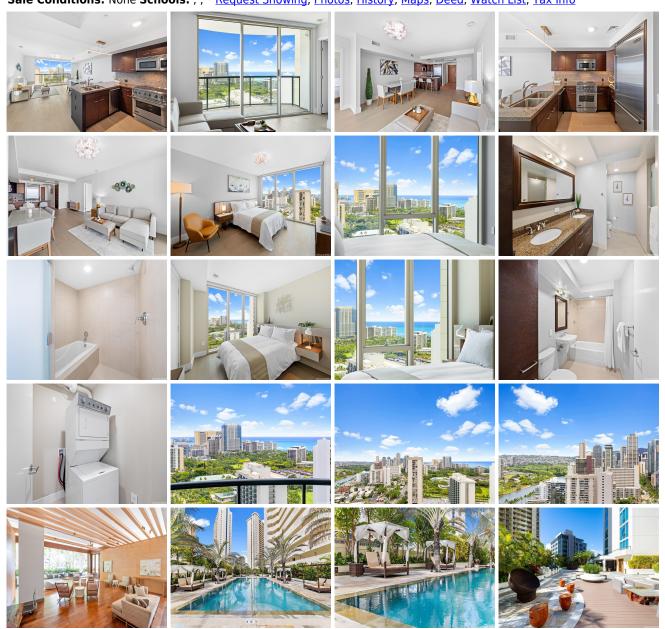
 Total Sq. Ft. 1,145
 Neighborhood: Waikiki
 Total: \$1,097,500

 Maint./Assoc. \$1,132 / \$0
 Flood Zone: Zone AO - Tool
 Stories / CPR: 21+ / No

Parking: Assigned, Covered - 1, Guest, Secured Entry Frontage:

Zoning: X6 - Resort Mixed Use Precinct View: City, Diamond Head, Marina/Canal, Ocean, Sunrise

**Public Remarks:** Completely renovated, this immaculate #02 unit at Waikiki's prestigious Allure Waikiki luxury condominium boasts partial Diamond Head and ocean views! The unit has been impeccably maintained, presenting an almost brand-new condition. Revel in its array of amenities, including a gourmet kitchen equipped with Viking appliances, generous storage and closet space, and a spacious lanai. Residents can indulge in resort-like facilities, such as a fitness room, lushly landscaped pool area, BBQ facilities, and a meeting room. This pet-friendly unit includes one parking stall. Ideally located for a lifestyle of utmost convenience, it's in close proximity to Ala Moana Center, Ward Village, and provides easy access to Waikiki's dining, shopping, entertainment, and beaches. Embrace the island lifestyle – live, work, and play in Hawaii! Furniture is negotiable. **Sale Conditions:** None **Schools:** , , \* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info









Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	Lanai	Occ. FL	DOM
1837 Kalakaua Avenue 2602	<u>\$1,286,000</u>	2 & 2/0	1,057   \$1,217	0   \$inf	88	44% 26	290

Address	I I AX I MAINT. I ASS. I	1	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1837 Kalakaua Avenue 2602	\$403   \$1,132   \$0	\$33,400	\$1,064,100	\$1,097,500	117%	2009 & 2023

1837 Kalakaua Avenue 2602 - MLS#: 202321744 - Original price was \$1,493,000 - Completely renovated, this immaculate #02 unit at Waikiki's prestigious Allure Waikiki luxury condominium boasts partial Diamond Head and ocean views! The unit has been impeccably maintained, presenting an almost brand-new condition. Revel in its array of amenities, including a gourmet kitchen equipped with Viking appliances, generous storage and closet space, and a spacious lanai. Residents can indulge in resort-like facilities, such as a fitness room, lushly landscaped pool area, BBQ facilities, and a meeting room. This pet-friendly unit includes one parking stall. Ideally located for a lifestyle of utmost convenience, it's in close proximity to Ala Moana Center, Ward Village, and provides easy access to Waikiki's dining, shopping, entertainment, and beaches. Embrace the island lifestyle – live, work, and play in Hawaii! Furniture is negotiable. Region: Metro Neighborhood: Waikiki Condition: Excellent Parking: Assigned, Covered - 1, Guest, Secured Entry Total Parking: 1 View: City, Diamond Head, Marina/Canal, Ocean, Sunrise Frontage: Pool: Zoning: X6 - Resort Mixed Use Precinct Sale Conditions: None Schools: , , \* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number