Yacht Harbor Towers 1650 Ala Moana Boulevard Unit 3801, Honolulu 96815 * \$1,875,000 *

Originally \$1,999,000

Beds: 3 MLS#: 202324387, FS Year Built: 1973 Bath: 3/0 Status: Active Remodeled: 2017 Living Sq. Ft.: 2,247 List Date & DOM: 10-25-2023 & 266 Total Parking: 2 Land Sq. Ft.: 138,216 Condition: Excellent **Assessed Value** Lanai Sq. Ft.: 0 Frontage: **Stream/Canal** Building: **\$1,880,300** Sq. Ft. Other: 0 Tax/Year: \$1,277/2023 Land: **\$113,500** Total Sq. Ft. 2,247 Neighborhood: Ala Moana Total: \$1,993,800

Parking: Assigned, Covered - 2, Garage, Guest, Tandem Frontage: Stream/Canal

Maint./Assoc. \$2,575 / \$0

City, Coastline, Garden,

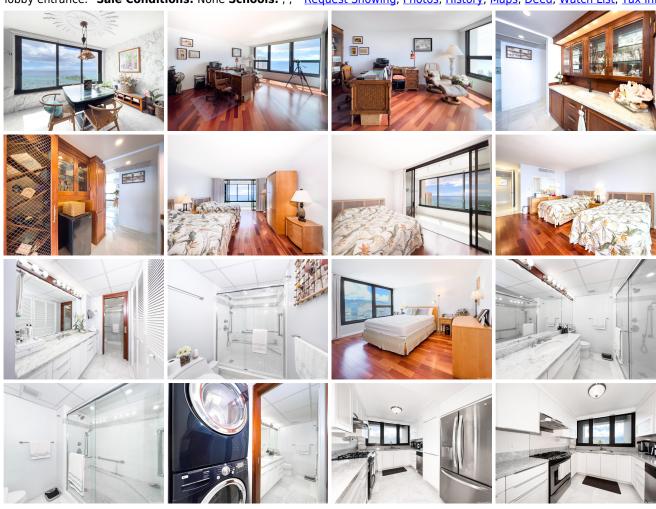
Zoning: 12 - A-2 Medium Density Apartme

View: Marina/Canal, Mountain, Ocean,
Sunset

Flood Zone: Zone AE - Tool

Stories / CPR: / No

Public Remarks: PRICE REDUCED to quick sales. Motivated seller. "A rare opportunity for a highly desired and largest "H" floor plan with magnificent expansive ocean coastline, Magic Island, Waikiki... and east to west, sunset views from this luxurious Yacht Harbor Tower Penthouse unit. It was completely remodeled in 2017 and finished from floor to ceiling. The Junior Room with artfully carved Koa doors, an enclosed Ianai leading to the spacious Living room and Dining space, a spacious bedroom with an enclosed Ianai, and a guest suite with a separate bathroom. Luxurious white cabinetry, gas kitchen, built-in wet bar, and wine rack add an elegant touch to provide foodies with a more sophisticated living space. Enjoy exclusive access to top amenities including tennis courts, a heated pool, a hot tub, a barbecue, and a private recreation area. Includes two excellent (tandem) parking stalls w/both wall sides protection + shielded from weather and adjacent to the main lobby entrance." **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info















Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
1650 Ala Moana Boulevard 3801	\$1,875,000	3 & 3/0	2,247 \$834	138,216 \$14	266

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1650 Ala Moana Boulevard 3801	\$1,277 \$2,575 \$0	\$113,500	\$1,880,300	\$1,993,800	94%	1973 & 2017

1650 Ala Moana Boulevard 3801 - MLS#: 202324387 - Original price was \$1,999,000 - PRICE REDUCED to quick sales. Motivated seller. "A rare opportunity for a highly desired and largest "H" floor plan with magnificent expansive ocean coastline, Magic Island, Waikiki... and east to west, sunset views from this luxurious Yacht Harbor Tower Penthouse unit. It was completely remodeled in 2017 and finished from floor to ceiling. The Junior Room with artfully carved Koa doors, an enclosed lanai leading to the spacious Living room and Dining space, a spacious bedroom with an enclosed lanai, and a guest suite with a separate bathroom. Luxurious white cabinetry, gas kitchen, built-in wet bar, and wine rack add an elegant touch to provide foodies with a more sophisticated living space. Enjoy exclusive access to top amenities including tennis courts, a heated pool, a hot tub, a barbecue, and a private recreation area. Includes two excellent (tandem) parking stalls w/both wall sides protection + shielded from weather and adjacent to the main lobby entrance." Region: Metro Neighborhood: Ala Moana Condition: Excellent Parking: Assigned, Covered - 2, Garage, Guest, Tandem Total Parking: 2 View: City, Coastline, Garden, Marina/Canal, Mountain, Ocean, Sunset Frontage: Stream/Canal Pool: Zoning: 12 - A-2 Medium Density Apartme Sale Conditions: None Schools: , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market