

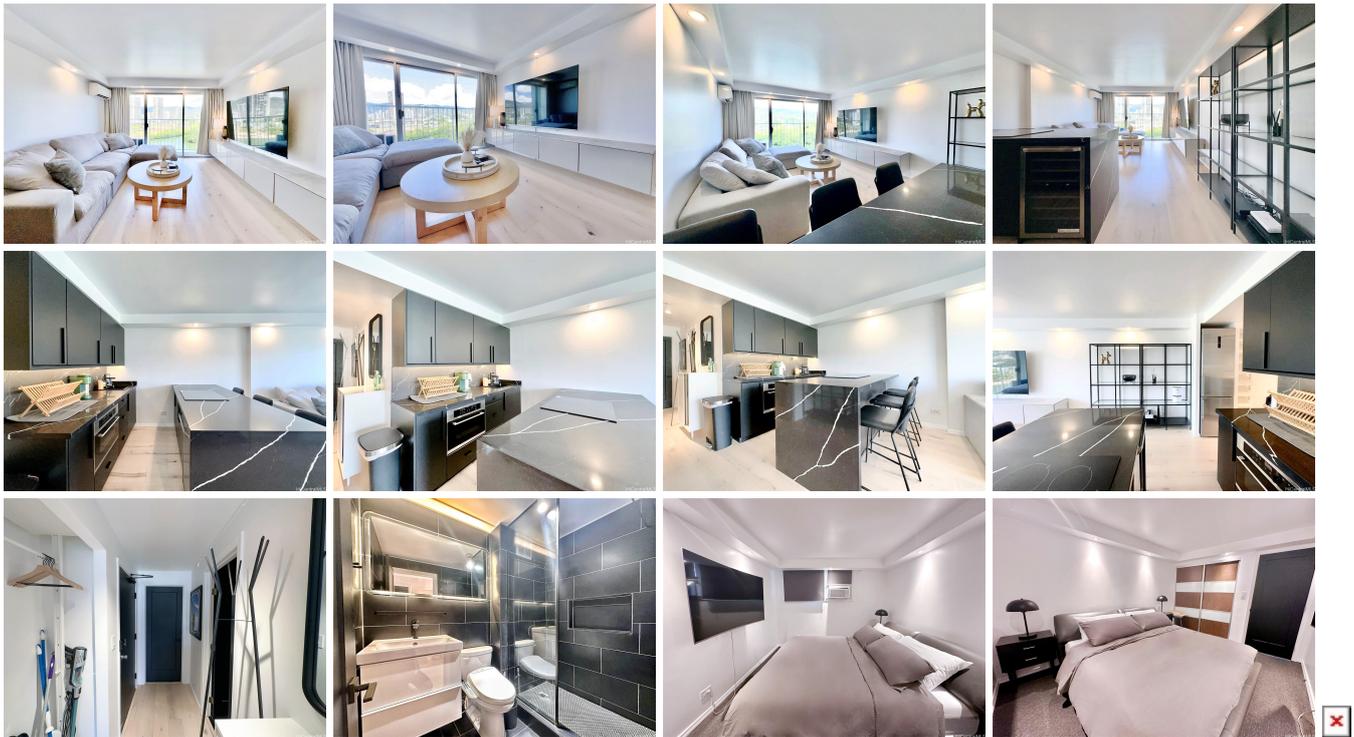
**Aloha Lani 2211 Ala Wai Boulevard Unit 906, Honolulu 96815 \* \$439,000 \* Originally \$449,000**

|  |  |                                |
|--|--|--------------------------------|
| Beds: <b>1</b>                                       | MLS#: <b>202403829, FS</b>                   | Year Built: <b>1976</b>        |
| Bath: <b>1/0</b>                                     | Status: <b>Active</b>                        | Remodeled: <b>2019</b>         |
| Living Sq. Ft.: <b>517</b>                           | List Date & DOM: <b>02-23-2024 &amp; 143</b> | Total Parking: <b>1</b>        |
| Land Sq. Ft.: <b>47,175</b>                          | Condition: <b>Excellent</b>                  | <a href="#">Assessed Value</a> |
| Lanai Sq. Ft.: <b>10</b>                             | Frontage: <b>Stream/Canal</b>                | Building: <b>\$345,100</b>     |
| Sq. Ft. Other: <b>0</b>                              | Tax/Year: <b>\$74/2023</b>                   | Land: <b>\$46,800</b>          |
| Total Sq. Ft. <b>527</b>                             | Neighborhood: <b>Waikiki</b>                 | Total: <b>\$271,900</b>        |
| Maint./Assoc. <b>\$768 / \$0</b>                     | <a href="#">Flood Zone: Zone AO - Tool</a>   | Stories / CPR: <b>21+ / No</b> |
| Parking: <b>Assigned, Covered - 1, Secured Entry</b> | Frontage: <b>Stream/Canal</b>                |                                |

**Zoning: X2 - Apartment Precinct**

**View: City, Golf Course, Marina/Canal, Mountain, Sunrise**

**Public Remarks:** A RARE FIND and MUST SEE! Designer remodeled and fully furnished turnkey unit. Enjoy the sunrise with gorgeous, unobstructed views of the canal and mountains. The spacious living room has been extended for more square footage in the living area with engineered maple hardwood flooring. Full kitchen with an added island with quartz countertops, induction cooktop, wine cooler, and built-in appliances. Split AC in the living room, and window AC for the bedroom. The unit has been owner-occupied and it's in excellent condition with new paint throughout the unit. 1 assigned covered parking and an additional storage closet outside the walkway. The Aloha Lani is centrally located in Waikiki, steps away from shopping, restaurants, and entertainment. The building has a newly upgraded pool/deck area with BBQ areas for gatherings and entertainment. Highly secured building with key fob entry, and 24/7 friendly security patrol at the lobby entrance. Large community laundry room, gym, sauna, and game room located on the 7th floor. Pet's OK please verify with building association. **Sale Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



| Address                                    | Price            | Bd & Bth | Living / Avg. | Land   Avg.  | DOM |
|--|------------------|----------|---------------|--------------|-----|
| <a href="#">2211 Ala Wai Boulevard 906</a> | <b>\$439,000</b> | 1 & 1/0  | 517   \$849   | 47,175   \$9 | 143 |

| Address                                    | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|--|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">2211 Ala Wai Boulevard 906</a> | \$74   \$768   \$0  | \$46,800      | \$345,100         | \$271,900      | 161%  | 1976 & 2019      |

[2211 Ala Wai Boulevard 906](#) - MLS#: [202403829](#) - Original price was \$449,000 - A RARE FIND and MUST SEE! Designer remodeled and fully furnished turnkey unit. Enjoy the sunrise with gorgeous, unobstructed views of the canal and mountains. The spacious living room has been extended for more square footage in the living area with engineered maple hardwood flooring. Full kitchen with an added island with quartz countertops, induction cooktop, wine cooler, and built-in appliances. Split AC in the living room, and window AC for the bedroom. The unit has been owner-occupied and it's in excellent condition with new paint throughout the unit. 1 assigned covered parking and an additional storage closet outside the walkway. The Aloha Lani is centrally located in Waikiki, steps away from shopping, restaurants, and entertainment. The building has a newly upgraded pool/deck area with BBQ areas for gatherings and entertainment. Highly secured building with key fob entry, and 24/7 friendly security patrol at the lobby entrance. Large community laundry room, gym, sauna, and game room located on the 7th floor. Pet's OK please verify with building association. **Region:** Metro **Neighborhood:** Waikiki **Condition:** Excellent **Parking:** Assigned, Covered - 1, Secured Entry **Total Parking:** 1 **View:** City, Golf Course, Marina/Canal, Mountain, Sunrise **Frontage:** Stream/Canal **Pool:** **Zoning:** X2 - Apartment Precinct **Sale Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market