Allure Waikiki 1837 Kalakaua Avenue Unit 2906, Honolulu 96815 * \$1,375,000 * Originally \$1,500,000

Beds: 3
Bath: 2/0
Living Sq. Ft.: 1,633
Land Sq. Ft.: 0
Lanai Sq. Ft.: 176
Sq. Ft. Other: 0
Total Sq. Ft. 1,809
Maint./Assoc. \$1,748 / \$0
Parking: Covered - 2

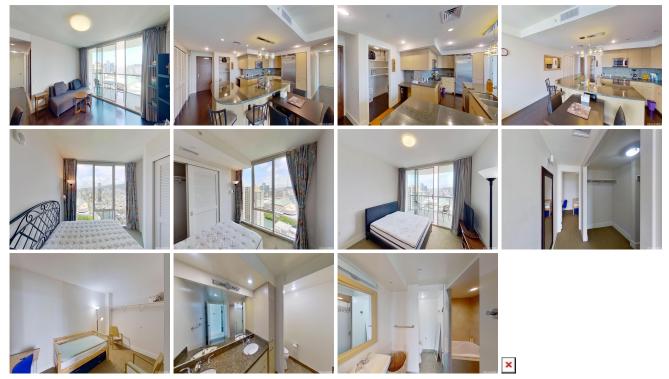
MLS#: 202406055, FS Status: Active List Date & DOM: 03-07-2024 & 112 Condition: Average Frontage: Other Tax/Year: \$403/2023 Neighborhood: Waikiki Flood Zone: Zone AO - Tool Year Built: 2009 Remodeled: Total Parking: 2 Assessed Value Building: \$1,447,600 Land: \$50,400 Total: \$1,498,000 Stories / CPR: One / No

Frontage: Other

Zoning: X6 - Resort Mixed Use Precinct

View: City

Public Remarks: Rarely available, this high-floor unit in the Allure building at the entrance of Waikiki offers three bedrooms, two baths, and two parking spots. Boasting two large balconies, a walk-in pantry, a spacious study/library den, and two HVAC systems, this unit is situated on the cooler side of the building. Residents can enjoy resort-like amenities including a heated pool, whirlpool, gym, cabanas, BBQ areas, and a meeting/recreation room. Don't miss this opportunity for your family to own a home in Waikiki, conveniently close to the beautiful Derussy Park and beaches near the Hilton Hotel. **Sale Conditions:** None **Schools:** , , * <u>Request Showing</u>, <u>Photos</u>, <u>History</u>, <u>Maps</u>, <u>Deed</u>, <u>Watch List</u>, <u>Tax Info</u>



Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
1837 Kalakaua Avenue 2906	<u>\$1,375,000</u>	3 & 2/0	1,633 \$842	0 \$inf	112

Address	Lax Maint, Ass.	I I	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1837 Kalakaua Avenue 2906	\$403 \$1,748 \$0	\$50,400	\$1,447,600	\$1,498,000	92%	2009 & NA

1837 Kalakaua Avenue 2906 - MLS#: 202406055 - Original price was \$1,500,000 - Rarely available, this high-floor unit in the Allure building at the entrance of Waikiki offers three bedrooms, two baths, and two parking spots. Boasting two large balconies, a walk-in pantry, a spacious study/library den, and two HVAC systems, this unit is situated on the cooler side of the building. Residents can enjoy resort-like amenities including a heated pool, whirlpool, gym, cabanas, BBQ areas, and a meeting/recreation room. Don't miss this opportunity for your family to own a home in Waikiki, conveniently close to the beautiful Derussy Park and beaches near the Hilton Hotel. **Region:** Metro **Neighborhood:** Waikiki **Condition:** Average **Parking:** Covered - 2 **Total Parking:** 2 **View:** City **Frontage:** Other **Pool: Zoning:** X6 - Resort Mixed Use Precinct **Sale Conditions:** None **Schools:** , , * <u>Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info</u>

DOM = Days on Market