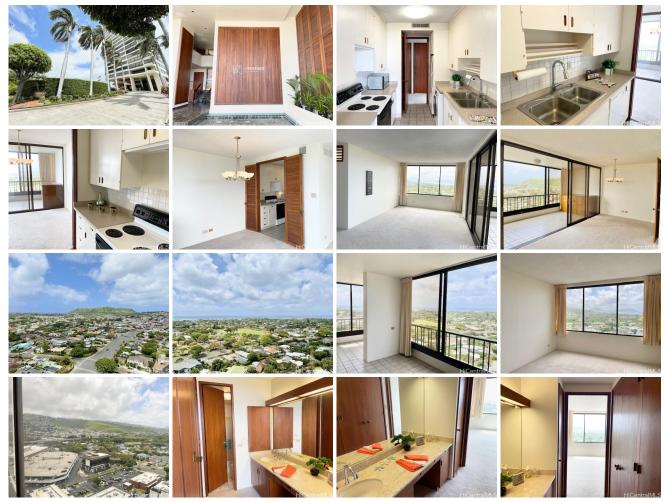
## Regency At Kahala 4340 Pahoa Avenue Unit 17B, Honolulu 96816 \* Regency At Kahala \*

	\$950,000	
Beds: 1	MLS#: 202411213, FS	Year Built: 1969
Bath: <b>1/0</b>	Status: Active	Remodeled:
Living Sq. Ft.: <b>1,320</b>	List Date & DOM: 06-07-2024 & 21	Total Parking: 1
Land Sq. Ft.: <b>36,285</b>	Condition: Above Average, Average	Assessed Value
Lanai Sq. Ft.: <b>0</b>	Frontage:	Building: <b>\$897,400</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$396/2024</b>	Land: <b>\$168,800</b>
Total Sq. Ft. <b>1,320</b>	Neighborhood: Kahala Area	Total: <b>\$1,066,200</b>
Maint./Assoc. <b>\$1,705 / \$0</b>	Flood Zone: Zone AO - Tool	Stories / CPR: One / No
Parking: Assigned, Cover	ed - 1, Guest, Street Frontage:	
	C.	astling Dismond Hoad Mountain

## Zoning: 32 - B-2 Community Business Dis

## View: Coastline, Diamond Head, Mountain, Ocean, Sunrise

**Public Remarks:** Regency at Kahala stands as a beacon of elegance and luxury in Honolulu, offering a distinctive living experience in one of Hawaii's most coveted neighborhoods. Regency at Kahala has 24/7 doorman for added convenience and security, embodies the epitome of upscale island living. Nestled in the heart of Kahala, residents are treated to breathtaking views of ocean, golf & Diamond Head and perhaps the best corner view is reserved for those lucky enough to call this building home is nothing short of spectacular. A 1 bedroom residence PLUS DEN, extends beyond its prime location; it boasts proximity to essential amenities, ensuring both convenience and comfort for its residents. Within minutes, you'll find yourself at Kahala Mall Shopping Center with boutiques, casual & fast food dining establishments and entertainment options. Need to take care of errands? Post offices, banks, and a Whole Foods market are also conveniently close by, making everyday tasks a breeze. While the unit exudes potential, it's clear that a touch of personalization is needed to transform it into your dream home. With a keen eye for design and a vision for the future, the possibilities are limitless. **Sale Conditions:** None **Schools:** , \* <u>Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info</u>





Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	Lanai	Occ.	FL	DOM
4340 Pahoa Avenue 17B	<u>\$950,000</u>	1 & 1/0	1,320   \$720	36,285   \$26	0	39%	17	21

Address	LIAX   Maint,   Ass.		Assessed Building	Assessed Total	Ratio	Year & Remodeled
4340 Pahoa Avenue 17B	\$396   \$1,705   \$0	\$168,800	\$897,400	\$1,066,200	89%	1969 & NA

4340 Pahoa Avenue 17B - MLS#: 202411213 - Regency at Kahala stands as a beacon of elegance and luxury in Honolulu, offering a distinctive living experience in one of Hawaii's most coveted neighborhoods. Regency at Kahala has 24/7 doorman for added convenience and security, embodies the epitome of upscale island living. Nestled in the heart of Kahala, residents are treated to breathtaking views of ocean, golf & Diamond Head and perhaps the best corner view is reserved for those lucky enough to call this building home is nothing short of spectacular. A 1 bedroom residence PLUS DEN, extends beyond its prime location; it boasts proximity to essential amenities, ensuring both convenience and comfort for its residents. Within minutes, you'll find yourself at Kahala Mall Shopping Center with boutiques, casual & fast food dining establishments and entertainment options. Need to take care of errands? Post offices, banks, and a Whole Foods market are also conveniently close by, making everyday tasks a breeze. While the unit exudes potential, it's clear that a touch of personalization is needed to transform it into your dream home. With a keen eye for design and a vision for the future, the possibilities are limitless. **Region:** Diamond Head **Neighborhood:** Kahala Area **Condition:** Above Average, Average **Parking:** Assigned, Covered - 1, Guest, Street **Total Parking:** 1 **View:** Coastline, Diamond Head, Mountain, Ocean, Sunrise **Frontage: Pool: Zoning:** 32 - B-2 Community Business Dis **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>

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