

**Kapiolani Residence 1631 Kapiolani Boulevard Unit 1303, Honolulu 96814 \* \$549,000 \***

**Originally \$625,000**

Beds: **1**  
Bath: **1/0**  
Living Sq. Ft.: **696**  
Land Sq. Ft.: **0**  
Lanai Sq. Ft.: **0**  
Sq. Ft. Other: **0**  
Total Sq. Ft. **696**  
Maint./Assoc. **\$532 / \$0**

MLS#: **202411268, FS**  
Status: **Active**  
List Date & DOM: **05-16-2024 & 42**  
Condition: **Excellent**  
Frontage:  
Tax/Year: **\$185/2023**  
Neighborhood: **Ala Moana**  
Flood Zone: **Zone X - Tool**

Year Built: **2018**  
Remodeled:  
Total Parking: **1**  
Assessed Value  
Building: **\$574,200**  
Land: **\$59,200**  
Total: **\$633,400**  
Stories / CPR: **21+ / No**

Parking: **Assigned**

Zoning: **33 - BMX-3 Community Business M**

Frontage:

View: **City, Mountain**

**Public Remarks:** Well priced clean 1 bedroom 1 bathroom built in 2018. Elegant floor to ceiling windows in the entire unit. You will love the matching stainless steel appliances. Cool off with the split AC. Low maintenance fee makes life easier. Ready to move in now! Walk to dining, shopping & entertainment at Ala Moana Shopping center, on Kapiolani Blvd & around Don Quixote. Ride a bike to Ala Moana Beach Park, Magic Island & everything Waikiki has to offer. Convenient EV charging & bicycle storage. The management team & security team make this condo feel like home. Amenities include guest parking, BBQ, party room & trash chute. Sale is subject to Bankruptcy Court approval & possible overbid. Contract may include J-1 physical inspection & M-1 condo doc review. No seller disclosure. Sale is AS IS Where Is. Cable \$53.00 and electricity (sub-metered) are billed for monthly, separate line items on the maintenance bill. Buyer must be a "qualified resident" as defined under HRS 201H-32. Ask your agent for a copy of the document posted at the MLS. **Sale Conditions:** Bankruptcy **Schools:** [Kaahumanu](#), [Stevenson](#), [Mckinley](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



| Address                                       | Price            | Bd & Bth | Living / Avg. | Land   Avg. | DOM |
|---|------------------|----------|---------------|-------------|-----|
| <a href="#">1631 Kapiolani Boulevard 1303</a> | <b>\$549,000</b> | 1 & 1/0  | 696   \$789   | 0   \$inf   | 42  |

| Address                                       | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|---|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">1631 Kapiolani Boulevard 1303</a> | \$185   \$532   \$0 | \$59,200      | \$574,200         | \$633,400      | 87%   | 2018 & NA        |

[1631 Kapiolani Boulevard 1303](#) - MLS#: [202411268](#) - Original price was \$625,000 - Well priced clean 1 bedroom 1 bathroom built in 2018. Elegant floor to ceiling windows in the entire unit. You will love the matching stainless steel appliances. Cool off with the split AC. Low maintenance fee makes life easier. Ready to move in now! Walk to dining, shopping & entertainment at Ala Moana Shopping center, on Kapiolani Blvd & around Don Quixote. Ride a bike to Ala Moana Beach Park, Magic Island & everything Waikiki has to offer. Convenient EV charging & bicycle storage. The management team & security team make this condo feel like home. Amenities include guest parking, BBQ, party room & trash chute. Sale is subject to Bankruptcy Court approval & possible overbid. Contract may include J-1 physical inspection & M-1 condo doc review. No seller disclosure. Sale is AS IS Where Is. Cable \$53.00 and electricity (sub-metered) are billed for monthly, separate line items on the maintenance bill. Buyer must be a "qualified resident" as defined under HRS 201H-32. Ask your agent for a copy of the document posted at the MLS. **Region:** Metro **Neighborhood:** Ala Moana **Condition:** Excellent **Parking:** Assigned **Total Parking:** 1 **View:** City, Mountain **Frontage:** Pool: **Zoning:** 33 - BMX-3 Community Business M **Sale Conditions:** Bankruptcy **Schools:** [Kaahumanu](#), [Stevenson](#), [Mckinley](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market