

**Ilikai Marina 1765 Ala Moana Boulevard Unit 1382, Honolulu 96815 \* Ilikai Marina \***

**\$875,000**

Beds: <b>1</b>	MLS#: <b>202309208, FS</b>	Year Built: <b>1968</b>
Bath: <b>1/0</b>	Status: <b>Active</b>	Remodeled:
Living Sq. Ft.: <b>651</b>	List Date & DOM: <b>04-20-2023 &amp; 450</b>	Total Parking: <b>0</b>
Land Sq. Ft.: <b>55,016</b>	Condition: <b>Above Average</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>28</b>	Frontage:	Building: <b>\$582,500</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$229/2023</b>	Land: <b>\$202,500</b>
Total Sq. Ft. <b>679</b>	Neighborhood: <b>Waikiki</b>	Total: <b>\$785,000</b>
Maint./Assoc. <b>\$1,026 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone AE - Tool</b>	Stories / CPR: / <b>No</b>
Parking: <b>None</b>	Frontage:	

**Zoning: X6 - Resort Mixed Use Precinct**

View: **Coastline, Marina/Canal, Ocean, Sunset**

**Public Remarks:** AMAZING PANORAMIC OCEANFRONT VIEWS! • Great Location. The building is located at the beginning of Waikiki and away from congested areas. Ala Mona Shopping Center (The largest in the State) is only a 5-minute walk. Several Beaches and many restaurants are also within a short walking distance • High floor (above traffic and restaurant noises below) • Chart House and Red Lobster Restaurants are located on the street level • Full kitchen and upgraded tropical furnishings. • Full-length closets in the bedroom and the bathroom, unlike the small 4 ft closets found in other units • No Bed Bugs Here: King Tempur-Pedic bed, with encasements impermeable to mites, bed bugs, mold, and bacteria • Upgraded wheelchair-accessible bathroom with roll-in shower and a roll-under sink • Wheelchair-accessible bedroom. Access to both sides of the bedroom. Seller is doing a 1031 Exchange **Sale Conditions:** Subject To Repl. Property **Schools:** [Ala Wai](#), [Washington](#), [Kaimuki](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	Lanai	Occ.	FL	DOM
<a href="#">1765 Ala Moana Boulevard 1382</a>	<b>\$875,000</b>	1 & 1/0	651   \$1,344	55,016   \$16	28	12%	13	450

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">1765 Ala Moana Boulevard 1382</a>	\$229   \$1,026   \$0	\$202,500	\$582,500	\$785,000	111%	1968 & NA

[1765 Ala Moana Boulevard 1382](#) - MLS#: [202309208](#) - AMAZING PANORAMIC OCEANFRONT VIEWS! • Great Location. The building is located at the beginning of Waikiki and away from congested areas. Ala Mona Shopping Center (The largest in the State) is only a 5-minute walk. Several Beaches and many restaurants are also within a short walking distance • High floor (above traffic and restaurant noises below) • Chart House and Red Lobster Restaurants are located on the street level • Full kitchen and upgraded tropical furnishings. • Full-length closets in the bedroom and the bathroom, unlike the small 4 ft closets found in other units • No Bed Bugs Here: King Tempur-Pedic bed, with encasements impermeable to mites, bed bugs, mold, and bacteria • Upgraded wheelchair-accessible bathroom with roll-in shower and a roll-under sink • Wheelchair-accessible bedroom. Access to both sides of the bedroom. Seller is doing a 1031 Exchange **Region:** Metro **Neighborhood:** Waikiki **Condition:** Above Average **Parking:** None **Total Parking:** 0 **View:** Coastline, Marina/Canal, Ocean, Sunset **Frontage:** **Pool:** **Zoning:** X6 - Resort Mixed Use Precinct **Sale Conditions:** Subject To Repl. Property **Schools:** [Ala Wai](#), [Washington](#), [Kaimuki](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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