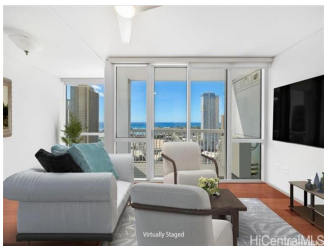
909 Kapiolani 909 Kapiolani Boulevard Unit 2403, Honolulu 96814 * $860,000

Beds:	**2**	MLS#:	**202317205, FS**	Year Built:	**2007**
Bath:	**2/0**	Status:	**Active**	Remodeled:	**2019**
Living Sq. Ft.:	**850**	List Date & DOM:	**07-26-2023** & **357**	Total Parking:	**2**
Land Sq. Ft.:	**58,806**	Condition:	**Excellent, Above Average**	Assessed Value	
Lanai Sq. Ft.:	**42**	Frontage:	**Other**	Building:	**$744,700**
Sq. Ft. Other:	**0**	Tax/Year:	**$241/2023**	Land:	**$83,000**
Total Sq. Ft.	**892**	Neighborhood:	**Kakaako**	Total:	**$827,700**
Maint./Assoc.	**$720 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**21+ / No**
Parking:	**Assigned, Covered - 2, Garage, Guest, Tandem**	Frontage:	**Other**		
Zoning:	**Kak – Kakaako Community Development Project**	View:	**City, Ocean, Sunset**		

Public Remarks: Indulge in luxury living with sweeping ocean views, a spacious open layout, generous amenity floor, and conveniences right downstairs. This meticulously designed residence features floor-to-ceiling windows, sleek engineered hardwood floors, a well-appointed kitchen, and split A/C units. First class amenities including a gym, pool, and jacuzzi, 24-hour security, and ample guest parking. The primary bedroom offers a serene ocean-view office nook. Take in breathtaking sunsets and city skylines from the amenities deck, complemented by a bonus community garden by the pool. Centrally located minutes from Ward Village, SALT at Kaka'ako, Ala Moana Shopping Center, and Ala Moana Beach Park. Easily accessible to schools, The Bus stops, Waikiki, and Downtown. This pet-friendly residence is surrounded by shops, cafes, and restaurants for a vibrant lifestyle. Seize the opportunity for prime living – contact us for an exclusive tour and make this your perfect home!
Sale Conditions: Short Sale **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info



Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
909 Kapiolani Boulevard 2403	$860,000	2 & 2/0	850 | $1,012	58,806 | $15	357

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
909 Kapiolani Boulevard 2403	$241 | $720 | $0	$83,000	$744,700	$827,700	104%	2007 & 2019

909 Kapiolani Boulevard 2403 - MLS#: 202317205 - Indulge in luxury living with sweeping ocean views, a spacious open layout, generous amenity floor, and conveniences right downstairs. This meticulously designed residence features floor-to-ceiling windows, sleek engineered hardwood floors, a well-appointed kitchen, and split A/C units. First class amenities including a gym, pool, and jacuzzi, 24-hour security, and ample guest parking. The primary bedroom offers a serene ocean-view office nook. Take in breathtaking sunsets and city skylines from the amenities deck, complemented by a bonus community garden by the pool. Centrally located minutes from Ward Village, SALT at Kaka'ako, Ala Moana Shopping Center, and Ala Moana Beach Park. Easily accessible to schools, The Bus stops, Waikiki, and Downtown. This pet-friendly residence is surrounded by shops, cafes, and restaurants for a vibrant lifestyle. Seize the opportunity for prime living – contact us for an exclusive tour and make this your perfect home! **Region:** Metro **Neighborhood:** Kakaako **Condition:** Excellent, Above Average **Parking:** Assigned, Covered - 2, Garage, Guest, Tandem **Total Parking:** 2 **View:** City, Ocean, Sunset **Frontage:** Other **Pool: Zoning:** Kak – Kakaako Community Development Project **Sale Conditions:** Short Sale **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market