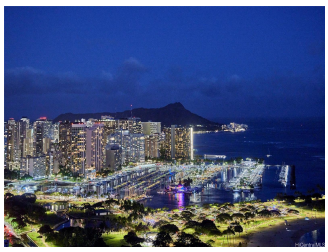
Hokua at 1288 Ala Moana 1288 Ala Moana Boulevard Unit Alii B, Honolulu 96814 * Hokua at 1288 Ala Moana * $15,888,000 * Originally $18,888,000

Beds:	**3**	MLS#:	**202317264, FS**	Year Built:	**2006**
Bath:	**3/1**	Status:	**Active**	Remodeled:	**2020**
Living Sq. Ft.:	**4,146**	List Date & DOM:	**08-18-2023** & **317**	Total Parking:	**3**
Land Sq. Ft.:	**154,924**	Condition:	**Excellent, Above Average**	Assessed Value	
Lanai Sq. Ft.:	**1,679**	Frontage:	**Other, Waterfront**	Building:	**$7,019,500**
Sq. Ft. Other:	**0**	Tax/Year:	**$5,860/2023**	Land:	**$249,000**
Total Sq. Ft.	**5,825**	Neighborhood:	**Kakaako**	Total:	**$7,268,500**
Maint./Assoc.	**$4,847 / $0**	Flood Zone:	**Zone AE - Tool**	Stories / CPR:	**Two / No**
Parking:	**Assigned, Covered - 3+, Guest, Secured Entry**			Frontage:	**Other, Waterfront**
Zoning:	**Kak – Kakaako Community Development Project**			View:	**City, Coastline, Diamond Head, Marina/Canal, Mountain, Ocean, Sunrise, Sunset**

Public Remarks: Ali'i B is the prize Penthouse in Hokua, the top luxury condominium in Kaka'ako. Ali'i B is a custom designed & built home at the crest of Hokua's rooftop, featuring two stories of interior living and entertaining space over 5800sf. The first floor includes 3 bedrooms, 3.5 baths, executive office, formal living & dining room, family space adjacent to a dream chef's kitchen, and laundry room, with a service entry off the kitchen. It also includes an incredible 1680sf of lanai space (two separate rooftop lanai's) complete with whirlpool spa and outdoor shower. The second floor is an entertaining mecca including a full kitchen, with grill top, wine storage, bar, and more. The 180 degree views of the south shores of Oahu and Diamond Head are unparalleled. There is a large storage room adjacent to the parking stalls included in the sale. **Sale Conditions:** None **Schools:** Kaahumanu, Washington, Mckinley * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info



Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
1288 Ala Moana Boulevard Alii B	**$15,888,000**	3 & 3/1	4,146 | $3,832	154,924 | $103	1,679	50%	40	317

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1288 Ala Moana Boulevard Alii B	$5,860 | $4,847 | $0	$249,000	$7,019,500	$7,268,500	219%	2006 & 2020

1288 Ala Moana Boulevard Alii B - MLS#: 202317264 - Original price was $18,888,000 - Ali'i B is the prize Penthouse in Hokua, the top luxury condominium in Kaka'ako. Ali'i B is a custom designed & built home at the crest of Hokua's rooftop, featuring two stories of interior living and entertaining space over 5800sf. The first floor includes 3 bedrooms, 3.5 baths, executive office, formal living & dining room, family space adjacent to a dream chef's kitchen, and laundry room, with a service entry off the kitchen. It also includes an incredible 1680sf of lanai space (two separate rooftop lanai's) complete with whirlpool spa and outdoor shower. The second floor is an entertaining mecca including a full kitchen, with grill top, wine storage, bar, and more. The 180 degree views of the south shores of Oahu and Diamond Head are unparalleled. There is a large storage room adjacent to the parking stalls included in the sale. **Region:** Metro **Neighborhood:** Kakaako **Condition:** Excellent, Above Average **Parking:** Assigned, Covered - 3+, Guest, Secured Entry **Total Parking:** 3 **View:** City, Coastline, Diamond Head, Marina/Canal, Mountain, Ocean, Sunrise, Sunset **Frontage:** Other,Waterfront **Pool: Zoning:** Kak – Kakaako Community Development Project **Sale Conditions:** None **Schools:** Kaahumanu, Washington, Mckinley * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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