

**One Kalakaua Senior Living 1314 Kalakaua Avenue Unit 904, Honolulu 96826 \* \$290,000 \***

**Originally \$350,000**

Beds: <b>2</b>	MLS#: <b>202320040, FS</b>	Year Built: <b>1996</b>
Bath: <b>1/0</b>	Status: <b>Active</b>	Remodeled:
Living Sq. Ft.: <b>709</b>	List Date & DOM: <b>08-26-2023 &amp; 326</b>	Total Parking: <b>1</b>
Land Sq. Ft.: <b>51,575</b>	Condition: <b>Above Average</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>0</b>	Frontage: <b>Other</b>	Building: <b>\$550,900</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$178/2023</b>	Land: <b>\$59,000</b>
Total Sq. Ft. <b>709</b>	Neighborhood: <b>Makiki Area</b>	Total: <b>\$609,900</b>
Maint./Assoc. <b>\$2,236 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone X - Tool</b>	Stories / CPR: <b>8-14 / No</b>
Parking: <b>Assigned, Covered - 1, Guest, Street</b>	Frontage: <b>Other</b>	
<a href="#">Zoning</a> : <b>33 - BMX-3 Community Business M</b>	View: <b>City, Sunset</b>	

**Public Remarks:** Lowest priced 2-bedroom Major Price reduction for this senior living community unit. One Kalakaua offers private dining, entertainment, and weekly housekeeping cleaning. RESIDENT AGE RESTRICTION 55+. Senior living with independent, assisted living services. 32 bed Arcadia Family operated Skilled Nursing Care on the 2nd floor. It is a separate entity from One Kalakaua Senior Living. Please contact them for details and tour. 24-hour security. 2-bedroom one bath living area flows well from the entry to kitchen, living room and 2nd bedroom/ ofc for maximum versatility. In above average condition but to be sold in "AS-IS" condition. Mandatory Club dues \$1,216.00. There is an additional cost per additional resident. Check One Kalakaua Senior Living web site for additional information on services. **Sale Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	DOM
<a href="#">1314 Kalakaua Avenue 904</a>	<b>\$290,000</b>	2 & 1/0	709   \$409	51,575   \$6	326

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">1314 Kalakaua Avenue 904</a>	\$178   \$2,236   \$0	\$59,000	\$550,900	\$609,900	48%	1996 & NA

[1314 Kalakaua Avenue 904](#) - MLS#: [202320040](#) - Original price was \$350,000 - Lowest priced 2-bedroom Major Price reduction for this senior living community unit. One Kalakaua offers private dining, entertainment, and weekly housekeeping cleaning. RESIDENT AGE RESTRICTION 55+. Senior living with independent, assisted living services. 32 bed Arcadia Family operated Skilled Nursing Care on the 2nd floor. It is a separate entity from One Kalakaua Senior Living. Please contact them for details and tour. 24-hour security. 2-bedroom one bath living area flows well from the entry to kitchen, living room and 2nd bedroom/ ofc for maximum versatility. In above average condition but to be sold in "AS-IS" condition. Mandatory Club dues \$1,216.00. There is an additional cost per additional resident. Check One Kalakaua Senior Living web site for additional information on services. **Region:** Metro **Neighborhood:** Makiki Area **Condition:** Above Average **Parking:** Assigned, Covered - 1, Guest, Street **Total Parking:** 1 **View:** City, Sunset **Frontage:** Other **Pool:** **Zoning:** 33 - BMX-3 Community Business M **Sale Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market