

Royal Towers 5180 Likini Street Unit 802, Honolulu 96818 * Royal Towers * \$399,000 *

Originally \$425,000

Beds: 2	MLS#: 202320876, FS	Year Built: 1972
Bath: 1/0	Status: Active	Remodeled: 2010
Living Sq. Ft.: 677	List Date & DOM: 09-11-2023 & 309	Total Parking: 1
Land Sq. Ft.: 69,522	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$340,700
Sq. Ft. Other: 0	Tax/Year: \$120/2023	Land: \$71,200
Total Sq. Ft. 677	Neighborhood: Salt Lake	Total: \$411,900
Maint./Assoc. \$573 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: 8-14 / No
Parking: Assigned, Guest, Open - 1, Secured Entry	Frontage:	

Zoning: 11 - A-1 Low Density Apartment

View: City, Golf Course, Mountain, Sunrise, Sunset

Public Remarks: BACK ON MARKET! PRICE REDUCTION AS WELL! Very desirable 2 bedroom, 1 bath unit with 1 secured assigned parking with mountain and golf course views from the 8th floor! History of this unit from listing - Tenant occupied with lease until 1/31/24, making it less desirable for an owner-occupant buyer. This building is close to everything - the shopping mall, the military bases, the famous Tripler Hospital, golf courses, Kaiser Hospital until tenant moved out, and one of the best public High Schools on Oahu - Moanalua High! The unit has wood laminate floors. Cool tradewind breezes flow through this unit, with ceiling fans if necessary. The unit shows well. Electricity and hot water are included in the maintenance fee. This is one of the best maintained buildings in Salt Lake and the resident manager is top-notch! There is a sparkling swimming pool, a barbecue area, a picnic area, and several guest parking stalls. The parking gate is open during peak hours. You won't want to miss seeing this unit! Very easy to show. The virtual tour is from 2012 but it will give you an idea of the layout of the rooms. **Sale Conditions:** None **Schools:** [Salt Lake](#), [Moanalua](#), [Moanalua](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
5180 Likini Street 802	\$399,000	2 & 1/0	677 \$589	69,522 \$6	0	60%	8	309

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
5180 Likini Street 802	\$120 \$573 \$0	\$71,200	\$340,700	\$411,900	97%	1972 & 2010

[5180 Likini Street 802](#) - MLS#: [202320876](#) - Original price was \$425,000 - BACK ON MARKET! PRICE REDUCTION AS WELL! Very desirable 2 bedroom, 1 bath unit with 1 secured assigned parking with mountain and golf course views from the 8th floor! History of this unit from listing - Tenant occupied with lease until 1/31/24, making it less desirable for an owner-occupant buyer. This building is close to everything - the shopping mall, the military bases, the famous Tripler Hospital, golf courses, Kaiser Hospital until tenant moved out, and one of the best public High Schools on Oahu - Moanalua High! The unit has wood laminate floors. Cool tradewind breezes flow through this unit, with ceiling fans if necessary. The unit shows well. Electricity and hot water are included in the maintenance fee. This is one of the best maintained buildings in Salt Lake and the resident manager is top-notch! There is a sparkling swimming pool, a barbecue area, a picnic area, and several guest parking stalls. The parking gate is open during peak hours. You won't want to miss seeing this unit! Very easy to show. The virtual tour is from 2012 but it will give you an idea of the layout of the rooms. **Region:** Metro **Neighborhood:** Salt Lake **Condition:** Above Average **Parking:** Assigned, Guest, Open - 1, Secured Entry **Total Parking:** 1 **View:** City, Golf Course, Mountain, Sunrise, Sunset **Frontage:** **Pool:** **Zoning:** 11 - A-1 Low Density Apartment **Sale Conditions:** None **Schools:** [Salt Lake](#), [Moanalua](#), [Moanalua](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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