

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

**Originally \$425,000**

Beds: <b>2</b>	MLS#: <b>202320876, FS</b>	Year Built: <b>1972</b>
Bath: <b>1/0</b>	Status: <b>Active</b>	Remodeled: <b>2010</b>
Living Sq. Ft.: <b>677</b>	List Date & DOM: <b>09-11-2023 &amp; 309</b>	Total Parking: <b>1</b>
Land Sq. Ft.: <b>69,522</b>	Condition: <b>Above Average</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>0</b>	Frontage:	Building: <b>\$340,700</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$120/2023</b>	Land: <b>\$71,200</b>
Total Sq. Ft. <b>677</b>	Neighborhood: <b>Salt Lake</b>	Total: <b>\$411,900</b>
Maint./Assoc. <b>\$573 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone X - Tool</b>	Stories / CPR: <b>8-14 / No</b>
Parking: <b>Assigned, Guest, Open - 1, Secured Entry</b>	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
<a href="#">5180 Likini Street 802</a>	<b>\$399,000</b>	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
<a href="#">5180 Likini Street 802</a>	\$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