

**Villa On Eaton Square 400 Hobron Lane Unit 3112, Honolulu 96815 \* \$440,000 \* Originally**

**\$560,000**

Bed: <b>1</b>	MLS#: <b>202321817, FS</b>	Year Built: <b>1974</b>
Bath: <b>1/0</b>	Status: <b>Active</b>	Remodeled: <b>2021</b>
Living Sq. Ft.: <b>582</b>	List Date & DOM: <b>10-03-2023 &amp; 288</b>	Total Parking: <b>1</b>
Land Sq. Ft.: <b>104,718</b>	Condition: <b>Excellent, Above Average</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>48</b>	Frontage:	Building: <b>\$445,900</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$118/2023</b>	Land: <b>\$59,600</b>
Total Sq. Ft. <b>630</b>	Neighborhood: <b>Waikiki</b>	Total: <b>\$505,500</b>
Maint./Assoc. <b>\$809 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone AE - Tool</b>	Stories / CPR: <b>21+ / No</b>
Parking: <b>Covered - 1, Garage, Secured Entry, Unassigned</b>	Frontage:	
<a href="#">Zoning</a> : <b>12 - A-2 Medium Density Apartme</b>	View: <b>City, Mountain, Ocean, Sunset</b>	

**Public Remarks:** VA Loan assumption at 3.75%.The Villa on Eaton Square. Pet friendly. Ala Moana Beach Park and sunset views. Rooftop deck, BBQ, heated pool, and gym, with 360-degree island views and Friday fireworks. In-unit washer & dryer. HOA includes electricity, AC, water, sewer, and trash. One unassigned parking in a controlled access garage with a storage locker. The building offers a commercial side with a grocery store, bakery, restaurants, and massage parlor, among other convenience establishments. ABC store & 7Eleven 1 block away. Waikiki shops, bars, restaurants, and nightlife within walking distance. Ala Moana Mall/Ala Moana Beach Park/Magic Island/Ft Derussy Beach/Hale Koa Hotel/Hawaiian Hilton Village/Lagoon fireworks, within walking distance. 24 hr security. **Sale Conditions:** None **Schools:** [Jefferson](#), [Washington](#), [Kaimuki](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	DOM
<a href="#">400 Hobron Lane 3112</a>	<b>\$440,000</b>	1 & 1/0	582   \$756	104,718   \$4	288

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">400 Hobron Lane 3112</a>	\$118   \$809   \$0	\$59,600	\$445,900	\$505,500	87%	1974 & 2021

[400 Hobron Lane 3112](#) - MLS#: [202321817](#) - Original price was \$560,000 - VA Loan assumption at 3.75%.The Villa on Eaton Square. Pet friendly. Ala Moana Beach Park and sunset views. Rooftop deck, BBQ, heated pool, and gym, with 360-degree island views and Friday fireworks. In-unit washer & dryer. HOA includes electricity, AC, water, sewer, and trash. One unassigned parking in a controlled access garage with a storage locker. The building offers a commercial side with a grocery store, bakery, restaurants, and massage parlor, among other convenience establishments. ABC store & 7Eleven 1 block away. Waikiki shops, bars, restaurants, and nightlife within walking distance. Ala Moana Mall/Ala Moana Beach Park/Magic Island/Ft Derussy Beach/Hale Koa Hotel/Hawaiian Hilton Village/Lagoon fireworks, within walking distance. 24 hr security. **Region:** Metro **Neighborhood:** Waikiki **Condition:** Excellent, Above Average **Parking:** Covered - 1, Garage, Secured Entry, Unassigned **Total Parking:** 1 **View:** City, Mountain, Ocean, Sunset **Frontage:** **Pool:** **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** [Jefferson](#), [Washington](#), [Kaimuki](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market