

Discovery Bay 1778 Ala Moana Boulevard Unit 1414, Honolulu 96815 * Discovery Bay *
\$580,000 * Originally \$600,000

Beds: 2	MLS#: 202403205 , LH	Year Built: 1977
Bath: 2/0	Status: Active	Remodeled: 2014
Living Sq. Ft.: 1,131	List Date & DOM: 02-12-2024 & 154	Total Parking: 1
Land Sq. Ft.: 84,463	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 0	Frontage: Other	Building: \$745,600
Sq. Ft. Other: 0	Tax/Year: \$111/2023	Land: \$19,300
Total Sq. Ft. 1,131	Neighborhood: Waikiki	Total: \$764,900
Maint./Assoc. \$1,347 / \$0	Flood Zone : Zone AE - Tool	Stories / CPR: One / No
Parking: Assigned, Covered - 1	Frontage: Other	
Zoning : X2 - Apartment Precinct	View: City, Ocean, Sunrise, Sunset	

Public Remarks: Well maintained remodeled with some ocean views. The living area has been customized with unique clear glass wrap-around patio doors that slide open on each side to expand the space from the lanai to the living area. Enclosed lanai added to making the space into a great room. Open living room with lots of light and city views at night. Both bedrooms are now private. Two new central A/C's installed in 2023, remodeled kitchen and partial bathroom remodel, flooring, lighting, spot lighting and appliances. New Washer/Dryer in 2022 (self venting). Fee purchase available (see attachments) as shown in the sales contract as \$190,703 if purchased prior to 7/31/2025. A balance of the lease 3.017% is not available to purchase at this time. DISCLOSURE upon purchasing the leased fee: "The apartment is 96.893% fee simple and 3.107% leasehold with the current option/right to purchase the remaining leased fee interest prior to the expiration of the lease; the lease rent is know for the remaining term of the lease and the method to establish the price of the remaining lease fee interest has been agreed on." **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
1778 Ala Moana Boulevard 1414	\$580,000 LH	2 & 2/0	1,131 \$513	84,463 \$7	0	20%	14	154

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1778 Ala Moana Boulevard 1414	\$111 \$1,347 \$0	\$19,300	\$745,600	\$764,900	76%	1977 & 2014

1778 Ala Moana Boulevard 1414 - MLS#: 202403205 - Original price was \$600,000 - Well maintained remodeled with some ocean views. The living area has been customized with unique clear glass wrap-around patio doors that slide open on each side to expand the space from the lanai to the living area. Enclosed lanai added to making the space into a great room. Open living room with lots of light and city views at night. Both bedrooms are now private. Two new central A/C's installed in 2023, remodeled kitchen and partial bathroom remodel, flooring, lighting, spot lighting and appliances. New Washer/Dryer in 2022 (self venting). Fee purchase available (see attachments) as shown in the sales contract as \$190,703 if purchased prior to 7/31/2025. A balance of the lease 3.017% is not available to purchase at this time. DISCLOSURE upon purchasing the leased fee: "The apartment is 96.893% fee simple and 3.107% leasehold with the current option/right to purchase the remaining leased fee interest prior to the expiration of the lease; the lease rent is know for the remaining term of the lease and the method to establish the price of the remaining lease fee interest has been agreed on." Region: Metro Neighborhood: Waikiki Condition: Excellent Parking: Assigned, Covered - 1 Total Parking: 1 View: City, Ocean, Sunrise, Sunset Frontage: Other Pool: Zoning: X2 - Apartment Precinct Sale Conditions: None Schools: , , * Request Showing , Photos , History , Maps , Deed , Watch List , Tax Info
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DOM = Days on Market, Occ. = Occupancy, FL = Floor Number