

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

**Originally \$600,000**

Beds: <b>2</b>	MLS#: <b>202403205, LH</b>	Year Built: <b>1977</b>
Bath: <b>2/0</b>	Status: <b>Active</b>	Remodeled: <b>2014</b>
Living Sq. Ft.: <b>1,131</b>	List Date & DOM: <b>02-12-2024 &amp; 155</b>	Total Parking: <b>1</b>
Land Sq. Ft.: <b>84,463</b>	Condition: <b>Excellent</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>0</b>	Frontage: <b>Other</b>	Building: <b>\$745,600</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$111/2023</b>	Land: <b>\$19,300</b>
Total Sq. Ft. <b>1,131</b>	Neighborhood: <b>Waikiki</b>	Total: <b>\$764,900</b>
Maint./Assoc. <b>\$1,347 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone AE - Tool</b>	Stories / CPR: <b>One / No</b>
Parking: <b>Assigned, Covered - 1</b>	Frontage: <b>Other</b>	
<a href="#">Zoning</a> : <b>X2 - Apartment Precinct</b>	View: <b>City, Ocean, Sunrise, Sunset</b>	

**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.	DOM
<a href="#">1778 Ala Moana Boulevard 1414</a>	<b>\$580,000 LH</b>	2 & 2/0	1,131   \$513	84,463   \$7	155

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">1778 Ala Moana Boulevard 1414</a>	\$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](#)

DOM = Days on Market