Four Paddle 2140 Kuhio Avenue Unit 1908, Honolulu 96815 * $585,000

Beds:	**1**	MLS#:	**202403442, FS**	Year Built:	**1974**
Bath:	**1/0**	Status:	**Active**	Remodeled:	**2023**
Living Sq. Ft.:	**553**	List Date & DOM:	**02-23-2024** & **126**	Total Parking:	**1**
Land Sq. Ft.:	**31,320**	Condition:	**Excellent**	Assessed Value	
Lanai Sq. Ft.:	**55**	Frontage:	**Other**	Building:	**$459,600**
Sq. Ft. Other:	**0**	Tax/Year:	**$170/2023**	Land:	**$42,900**
Total Sq. Ft.	**608**	Neighborhood:	**Waikiki**	Total:	**$502,500**
Maint./Assoc.	**$977 / $0**	Flood Zone:	**Zone AO - Tool**	Stories / CPR:	**21+ / No**
Parking:	**Assigned, Covered - 1, Secured Entry**	Frontage:	**Other**		
Zoning:	**X2 - Apartment Precinct**	View:	**Ocean, Sunrise**		

Public Remarks: This fully renovated apartment is an end unit and has a lovely view of the ocean from the living room and the bedroom. It is beautifully decorated. The furniture may be negotiable. It is move-in ready with all the things needed. The parking stall is on the lobby level and has easy access to the building without going into the parking garage. It is minutes from the beach, shopping, schools, restaurants, minutes from the Ala Moana Shopping Center and the infamous Waikiki Beach. A plus is that the bus stop is right out front. It has central air-conditioning in each apartment. There is a pool, sauna, jacuzzi, a pool deck and BBQ gas grills with a valet kitchen. A great feature is that it has remote controlled blinds (made by Levilor) in the living room and in the bedroom. There is a desk area as well in the bedroom. Please come see your future home! Onsite resident manager and security (24-hours). The building has an excellent maintenance staff. **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
2140 Kuhio Avenue 1908	$585,000	1 & 1/0	553 | $1,058	31,320 | $19	126

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2140 Kuhio Avenue 1908	$170 | $977 | $0	$42,900	$459,600	$502,500	116%	1974 & 2023

2140 Kuhio Avenue 1908 - MLS#: 202403442 - This fully renovated apartment is an end unit and has a lovely view of the ocean from the living room and the bedroom. It is beautifully decorated. The furniture may be negotiable. It is move-in ready with all the things needed. The parking stall is on the lobby level and has easy access to the building without going into the parking garage. It is minutes from the beach, shopping, schools, restaurants, minutes from the Ala Moana Shopping Center and the infamous Waikiki Beach. A plus is that the bus stop is right out front. It has central air-conditioning in each apartment. There is a pool, sauna, jacuzzi, a pool deck and BBQ gas grills with a valet kitchen. A great feature is that it has remote controlled blinds (made by Levilor) in the living room and in the bedroom. There is a desk area as well in the bedroom. Please come see your future home! Onsite resident manager and security (24-hours). The building has an excellent maintenance staff. **Region:** Metro **Neighborhood:** Waikiki **Condition:** Excellent **Parking:** Assigned, Covered - 1, Secured Entry **Total Parking:** 1 **View:** Ocean, Sunrise **Frontage:** Other **Pool: Zoning:** X2 - Apartment Precinct **Sale Conditions:** None **Schools:** Jefferson, Washington, Kaimuki * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market