

**Discovery Bay 1778 Ala Moana Boulevard Unit 3913, Honolulu 96815 \* Discovery Bay \***

**\$438,000 \* Originally \$485,000**

|   |  |                                |
|---|--|--------------------------------|
| Beds: <b>1</b>  | MLS#: <b>202403988, LH</b>                         | Year Built: <b>1977</b>        |
| Bath: <b>1/0</b>  | Status: <b>Active</b>                              | Remodeled: <b>2019</b>         |
| Living Sq. Ft.: <b>683</b>                              | List Date & DOM: <b>02-26-2024 &amp; 125</b>       | Total Parking: <b>1</b>        |
| Land Sq. Ft.: <b>84,463</b>                             | Condition: <b>Excellent, Above Average</b>         | <a href="#">Assessed Value</a> |
| Lanai Sq. Ft.: <b>86</b>                                | Frontage: <b>Other</b>                             | Building: <b>\$643,000</b>     |
| Sq. Ft. Other: <b>0</b>                                 | Tax/Year: <b>\$191/2023</b>                        | Land: <b>\$13,200</b>          |
| Total Sq. Ft. <b>769</b>                                | Neighborhood: <b>Waikiki</b>                       | Total: <b>\$656,200</b>        |
| Maint./Assoc. <b>\$917 / \$0</b>                        | <a href="#">Flood Zone</a> : <b>Zone AE - Tool</b> | Stories / CPR: <b>21+ / 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, Sunset</b>                   |                                |

**Public Remarks:** Beautiful high floor unit with endless ocean view in the highly desiable Discovery Bay Condominium. Fully finished and ready to move into the exceptinally clean unit. Fully renovated in 2019 and enjoy magnificent sunset view from the large lanai. Prime location in Waikiki -walking distance to the beaches, Ala Moana beach park, shopping center and many restaurants. Although this is currently a leasehold building, Discovery Bay Homeowners Association recently purchased additional leasehold interest that will make this a 96.893% fee simple unit. Fee interest can be acquired and conveyed to this unit in early 2024. This is a qualified fee simple building, meaning it will be 100% fee simple in the future. Must see! **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.  | Lanai | Occ. | FL | DOM |
|---|---------------------|----------|---------------|--------------|-------|------|----|-----|
| <a href="#">1778 Ala Moana Boulevard 3913</a> | <b>\$438,000 LH</b> | 1 & 1/0  | 683   \$641   | 84,463   \$5 | 86    | 20%  | 39 | 125 |

| Address                                       | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|---|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">1778 Ala Moana Boulevard 3913</a> | \$191   \$917   \$0 | \$13,200      | \$643,000         | \$656,200      | 67%   | 1977 & 2019      |

[1778 Ala Moana Boulevard 3913](#) - MLS#: [202403988](#) - Original price was \$485,000 - Beautiful high floor unit with endless ocean view in the highly desiable Discovery Bay Condominium. Fully finished and ready to move into the exceptinally clean unit. Fully renovated in 2019 and enjoy magnificent sunset view from the large lanai. Prime location in Waikiki -walking distance to the beaches, Ala Moana beach park, shopping center and many restaurants. Although this is currently a leasehold building, Discovery Bay Homeowners Association recently purchased additional leasehold interest that will make this a 96.893% fee simple unit. Fee interest can be acquired and conveyed to this unit in early 2024. This is a qualified fee simple building, meaning it will be 100% fee simple in the future. Must see! **Region:** Metro **Neighborhood:** Waikiki **Condition:** Excellent, Above Average **Parking:** Assigned, Covered - 1 **Total Parking:** 1 **View:** City, Ocean, Sunset **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, Occ. = Occupancy, FL = Floor Number