

**Pacifica Honolulu 1009 Kapiolani Boulevard Unit 4006, Honolulu 96814 \* \$765,000 \***

**Originally \$785,000**

Beds: <b>1</b>	MLS#: <b>202406455, FS</b>	Year Built: <b>2011</b>
Bath: <b>1/0</b>	Status: <b>Active</b>	Remodeled:
Living Sq. Ft.: <b>664</b>	List Date & DOM: <b>03-15-2024 &amp; 123</b>	Total Parking: <b>1</b>
Land Sq. Ft.: <b>0</b>	Condition: <b>Excellent, Above Average</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>0</b>	Frontage: <b>Other</b>	Building: <b>\$656,900</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$204/2024</b>	Land: <b>\$44,000</b>
Total Sq. Ft. <b>664</b>	Neighborhood: <b>Kakaako</b>	Total: <b>\$700,900</b>
Maint./Assoc. <b>\$747 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone X - Tool</b>	Stories / CPR: <b>21+ / No</b>
Parking: <b>Assigned, Covered - 1, Garage, Guest, Secured Entry</b>	Frontage: <b>Other</b>	
<a href="#">Zoning</a> : <b>Kak - Kakaako Community Development Project</b>	View: <b>City, Coastline, Ocean, Sunset</b>	

**Public Remarks:** VA assumable loan at 2.375%! Current monthly mortgage payment is \$3,054. Don't miss this opportunity! Ocean and sunset views from this high floor, 1 bedroom, 1 bath, 1 parking, pet friendly (verify) condo, with central ac. Enjoy creating meals in your kitchen with black stone countertops, stainless steal appliances, and functional island. Wake up to blue ocean views from your bedroom. Built in 2011 the buildings amenities boast a pool, hot tub, covered bbq/dinning areas, workout room, sauna, 2 movie theaters, recreation room, private and secure dog park, concierge, and resident manager. Don't forget about the electric vehicle charging stations. If that isn't enough. Head to the street level where you will find Doraku Sushi. Close proximity to Whole Foods, Ward eateries/shops, magic island, and Ala Moana Center. The unit can come fully furnished. Sellers upgrades include specialized lighting under kitchen cabinets, space saving wall-mounted tv, and an attractive functional island. To be sold in "As-Is" condition. Tenant occupied, Listing agent must be present for showings. **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="#">1009 Kapiolani Boulevard 4006</a>	<b>\$765,000</b>	1 & 1/0	664   \$1,152	0   \$inf	123

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">1009 Kapiolani Boulevard 4006</a>	\$204   \$747   \$0	\$44,000	\$656,900	\$700,900	109%	2011 & NA

[1009 Kapiolani Boulevard 4006](#) - MLS#: [202406455](#) - Original price was \$785,000 - VA assumable loan at 2.375%! Current monthly mortgage payment is \$3,054. Don't miss this opportunity! Ocean and sunset views from this high floor, 1 bedroom, 1 bath, 1 parking, pet friendly (verify) condo, with central ac. Enjoy creating meals in your kitchen with black stone countertops, stainless steal appliances, and functional island. Wake up to blue ocean views from your bedroom. Built in 2011 the buildings amenities boast a pool, hot tub, covered bbq/dinning areas, workout room, sauna, 2 movie theaters, recreation room, private and secure dog park, concierge, and resident manager. Don't forget about the electric vehicle charging stations. If that isn't enough. Head to the street level where you will find Doraku Sushi. Close proximity to Whole Foods, Ward eateries/shops, magic island, and Ala Moana Center. The unit can come fully furnished. Sellers upgrades include specialized lighting under kitchen cabinets, space saving wall-mounted tv, and an attractive functional island. To be sold in "As-Is" condition. Tenant occupied, Listing agent must be present for showings. **Region:** Metro **Neighborhood:** Kakaako **Condition:** Excellent, Above Average **Parking:** Assigned, Covered - 1, Garage, Guest, Secured Entry **Total Parking:** 1 **View:** City, Coastline, Ocean, Sunset **Frontage:** Other **Pool:** **Zoning:** Kak - Kakaako Community Development Project **Sale Conditions:** None **Schools:** , , \* [Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info](#)

DOM = Days on Market