Kailani 440 Lewers Street Unit 603, Honolulu 96815 * $629,000 * Originally $649,000

Beds:	**2**	MLS#:	**202406769, FS**	Year Built:	**1970**
Bath:	**2/0**	Status:	**Active Under Contract**	Remodeled:	
Living Sq. Ft.:	**930**	List Date & DOM:	**04-05-2024** & **70**	Total Parking:	**1**
Land Sq. Ft.:	**0**	Condition:	**Excellent**	Assessed Value	
Lanai Sq. Ft.:	**327**	Frontage:		Building:	**$432,800**
Sq. Ft. Other:	**0**	Tax/Year:	**$153/2023**	Land:	**$90,900**
Total Sq. Ft.	**1,257**	Neighborhood:	**Waikiki**	Total:	**$523,700**
Maint./Assoc.	**$1,265 / $0**	Flood Zone:	**Zone AO - Tool**	Stories / CPR:	**4-7 / No**
Parking:	**Assigned, Covered - 1, Secured Entry**	Frontage:			
Zoning:	**X2 - Apartment Precinct**	View:	**Marina/Canal, Mountain**		

Public Remarks: Back on Market due to Buyer's 1031 Exchange Complications. Sought-after Waikiki 2 bedroom, 2 bath unit is literally a one-bedroom apartment and a studio unit seamlessly joint together. The property is fully renovated, showcasing an impeccable attention to detail.The interior boasts a spacious open floor plan with high-end finishes that create an inviting and luxurious atmosphere. The unit encompasses 930 sqft of living space combined with an additional 327 sqft of balcony space. The exceptional architectural layout of this two bedroom unit provides a unique design, which offers the possibility of renting out an independent and fully functional studio separate from the one bedroom component. This striking feature presents an unparalleled opportunity for those seeking a flexible living arrangement or exploring supplementary income options. This offers maximum privacy and convenience for occupants, while promoting harmonious coexistence between different living spaces under one roof, with two separate mailboxes. The building has approved plans for lanai enclosure. This unit comes with one secured, covered parking space on the same level as main lobby. **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
440 Lewers Street 603	**$629,000**	2 & 2/0	930 | $676	0 | $inf	70

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
440 Lewers Street 603	$153 | $1,265 | $0	$90,900	$432,800	$523,700	120%	1970 & NA

440 Lewers Street 603 - MLS#: 202406769 - Original price was $649,000 - Back on Market due to Buyer's 1031 Exchange Complications. Sought-after Waikiki 2 bedroom, 2 bath unit is literally a one-bedroom apartment and a studio unit seamlessly joint together. The property is fully renovated, showcasing an impeccable attention to detail.The interior boasts a spacious open floor plan with high-end finishes that create an inviting and luxurious atmosphere. The unit encompasses 930 sqft of living space combined with an additional 327 sqft of balcony space. The exceptional architectural layout of this two bedroom unit provides a unique design, which offers the possibility of renting out an independent and fully functional studio separate from the one bedroom component. This striking feature presents an unparalleled opportunity for those seeking a flexible living arrangement or exploring supplementary income options. This offers maximum privacy and convenience for occupants, while promoting harmonious coexistence between different living spaces under one roof, with two separate mailboxes. The building has approved plans for lanai enclosure. This unit comes with one secured, covered parking space on the same level as main lobby. **Region:** Metro **Neighborhood:** Waikiki **Condition:** Excellent **Parking:** Assigned, Covered - 1, Secured Entry **Total Parking:** 1 **View:** Marina/Canal, Mountain **Frontage: Pool: Zoning:** X2 - Apartment Precinct **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market