

**King Manor 818 S King Street Unit 601, Honolulu 96813 \* King Manor \* \$455,000 \***

**Originally \$525,000**

Beds: <b>2</b>	MLS#: <b>202406937, FS</b>	Year Built: <b>1969</b>
Bath: <b>1/1</b>	Status: <b>Pending</b>	Remodeled:
Living Sq. Ft.: <b>813</b>	List Date & DOM: <b>03-24-2024 &amp; 48</b>	Total Parking: <b>1</b>
Land Sq. Ft.: <b>13,547</b>	Condition: <b>Above Average</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>40</b>	Frontage:	Building: <b>\$402,900</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$132/2023</b>	Land: <b>\$49,800</b>
Total Sq. Ft. <b>853</b>	Neighborhood: <b>Kapio-kinau-ward</b>	Total: <b>\$452,700</b>
Maint./Assoc. <b>\$820 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone X - Tool</b>	Stories / CPR: <b>One / No</b>
Parking: <b>Assigned, Covered - 1, Secured Entry, Street</b>	Frontage:	

**Zoning: 33 - BMX-3 Community Business M**

**View: Mountain**

**Public Remarks:** HUGE PRICE REDUCTION on this only 2 bdrm unit available in this building since 2022. This dream owner wants to start the next phase of his life outside the military so much that he is willing to give up all his equity to the new owner to do it (PRICE REDUCED \$70,000! 2022 Sales over \$500K). Clean, updated unit with fresh paint, smooth ceilings is on the quiet/cool side of the building with the convenience of a half-bath main bedroom, 3 window A/C units, washer/dryer, and covered parking! The location is amazing next to Straub and near downtown, Kakaako, and Blaisdell. New Straub parking structure being built next door will be a big plus opening up extra parking! Association is in the midst of exterior renovation project and the Fire Safety/Alarm project approved in 2022. Dues reflect the new budget fiscal year 2024-2025. Assumable VA Loan at 2.75% and \$420,000 balance available to qualified NON-military! **Sale Conditions:** None **Schools:** , , \* [Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info](#)



Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	Lanai	Occ.	FL	DOM
<a href="#">818 S King Street 601</a>	<b>\$455,000</b>	2 & 1/1	813   \$560	13,547   \$34	40	60%	6	48

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">818 S King Street 601</a>	\$132   \$820   \$0	\$49,800	\$402,900	\$452,700	101%	1969 & NA

**818 S King Street 601** - MLS#: [202406937](#) - Original price was \$525,000 - HUGE PRICE REDUCTION on this only 2 bdrm unit available in this building since 2022. This dream owner wants to start the next phase of his life outside the military so much that he is willing to give up all his equity to the new owner to do it (PRICE REDUCED \$70,000! 2022 Sales over \$500K). Clean, updated unit with fresh paint, smooth ceilings is on the quiet/cool side of the building with the convenience of a half-bath main bedroom, 3 window A/C units, washer/dryer, and covered parking! The location is amazing next to Straub and near downtown, Kakaako, and Blaisdell. New Straub parking structure being built next door will be a big plus opening up extra parking! Association is in the midst of exterior renovation project and the Fire Safety/Alarm project approved in 2022. Dues reflect the new budget fiscal year 2024-2025. Assumable VA Loan at 2.75% and \$420,000 balance available to qualified NON-military! **Region:** Metro **Neighborhood:** Kapio-kinau-ward **Condition:** Above Average **Parking:** Assigned, Covered - 1, Secured Entry, Street **Total Parking:** 1 **View:** Mountain **Frontage:** **Pool:** **Zoning:** 33 - BMX-3 Community Business M **Sale Conditions:** None **Schools:** , , \* [Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info](#)

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number