The Collection 610 Ala Moana Boulevard Unit M303, Honolulu 96813 * $579,000

Beds:	**0**	MLS#:	**202408287, FS**	Year Built:	**2016**
Bath:	**1/0**	Status:	**Active Under Contract**	Remodeled:	
Living Sq. Ft.:	**475**	List Date & DOM:	**05-30-2024** & **25**	Total Parking:	**1**
Land Sq. Ft.:	**0**	Condition:	**Excellent**	Assessed Value	
Lanai Sq. Ft.:	**0**	Frontage:		Building:	**$578,500**
Sq. Ft. Other:	**0**	Tax/Year:	**$178/2024**	Land:	**$33,100**
Total Sq. Ft.	**475**	Neighborhood:	**Kakaako**	Total:	**$611,600**
Maint./Assoc.	**$575 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**4-7 / No**
Parking:	**Assigned, Covered - 1, Garage, Guest, Secured Entry**	Frontage:			
Zoning:	**KA - State jurisdiction, refer**	View:	**Coastline, Ocean, Sunset**		

Public Remarks: PRICED TO SELL! Welcome to this exceptional partially furnished 475 sf. studio in the heart of SALT Kakaako. Only 54 units in the Mid-rise offers more privacy in shared areas. Situated on the 3rd floor of a well-designed 4-story building, this unit offers high 9-foot ceilings and floor to ceiling windows, creates natural lighting and an open and airy ambiance. Enjoy views of the ocean and sunset from your private oasis. Features stainless steel appliances, quartz countertops and a Mitsubishi split AC unit. Additional perks include a storage locker AND a RARE STORAGE ROOM approx. 25 sf (1 of only 16 in the bldg. Past sales were $33K-$38K). Amenities include a gym, and an entertainment room with a TV, a pool table, sink, refrigerator & tables; perfect for hosting gatherings. The maintenance fee covers internet and basic cable. Prime location near Restaurant Row and Salt Kakaako with easy access to dining and shopping. Close proximity to Downtown Honolulu and UH Medical School, John A Burns School of Medicine. Don't miss this opportunity to own a piece of paradise! OH Sun. 6/23, 2-4. 2nd parking stall being rented for $185/mo with the option to extend. One or more photos enhanced **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
610 Ala Moana Boulevard M303	$579,000	0 & 1/0	475 | $1,219	0 | $inf	25

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
610 Ala Moana Boulevard M303	$178 | $575 | $0	$33,100	$578,500	$611,600	95%	2016 & NA

610 Ala Moana Boulevard M303 - MLS#: 202408287 - PRICED TO SELL! Welcome to this exceptional partially furnished 475 sf. studio in the heart of SALT Kakaako. Only 54 units in the Mid-rise offers more privacy in shared areas. Situated on the 3rd floor of a well-designed 4-story building, this unit offers high 9-foot ceilings and floor to ceiling windows, creates natural lighting and an open and airy ambiance. Enjoy views of the ocean and sunset from your private oasis. Features stainless steel appliances, quartz countertops and a Mitsubishi split AC unit. Additional perks include a storage locker AND a RARE STORAGE ROOM approx. 25 sf (1 of only 16 in the bldg. Past sales were $33K-$38K). Amenities include a gym, and an entertainment room with a TV, a pool table, sink, refrigerator & tables; perfect for hosting gatherings. The maintenance fee covers internet and basic cable. Prime location near Restaurant Row and Salt Kakaako with easy access to dining and shopping. Close proximity to Downtown Honolulu and UH Medical School, John A Burns School of Medicine. Don't miss this opportunity to own a piece of paradise! OH Sun. 6/23, 2-4. 2nd parking stall being rented for $185/mo with the option to extend. One or more photos enhanced **Region:** Metro **Neighborhood:** Kakaako **Condition:** Excellent **Parking:** Assigned, Covered - 1, Garage, Guest, Secured Entry **Total Parking:** 1 **View:** Coastline, Ocean, Sunset **Frontage: Pool: Zoning:** KA - State jurisdiction, refer **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market