Sans Souci Inc 2877 Kalakaua Avenue Unit 305, Honolulu 96815 * $1,235,000

Beds:	**1**	MLS#:	**202408303, LH**	Year Built:	**1960**
Bath:	**1/0**	Status:	**Active**	Remodeled:	**2012**
Living Sq. Ft.:	**800**	List Date & DOM:	**05-02-2024** & **52**	Total Parking:	**1**
Land Sq. Ft.:	**0**	Condition:	**Excellent, Above Average**	Assessed Value	
Lanai Sq. Ft.:	**243**	Frontage:	**Ocean**	Building:	**$1,065,600**
Sq. Ft. Other:	**0**	Tax/Year:	**$0/2023**	Land:	**$124,600**
Total Sq. Ft.	**1,043**	Neighborhood:	**Diamond Head**	Total:	**$1,190,200**
Maint./Assoc.	**$1,006 / $3,336**	Flood Zone:	**Zone AE - Tool**	Stories / CPR:	**8-14 / No**
Parking:	**Assigned, Guest, Secured Entry**	Frontage:	**Ocean**		
Zoning:	**12 - A-2 Medium Density Apartme**	View:	**City, Coastline, Ocean, Sunset**		

Public Remarks: This 1-bedroom unit has been upgraded with a new kitchen, removal of the asbestos (popcorn) ceiling, and the inclusion of a full-size washer and dryer—a rare find in this building. It comes with one parking stall. The expansive lanai seamlessly integrates the breathtaking outdoor scenery with your living space, enhancing the unit's appeal. Fully furnished, this home not only promises comfort and luxury but also a truly Hawaiian lifestyle. Imagine having access to a stunning sandy beach surrounded by palm trees, accompanied by the soothing sounds of the ocean—a perfect depiction of oceanfront living. Experience tranquil waves and refreshing breezes that create an exceptional atmosphere. Residents have direct, secure access to this popular beach where Kama'aina come to swim, surf and paddle. On the other side of the building is Kapiolani Park, with Diamond Head right up the road and in full view. In this much-desired Waikiki neighborhood, you'll also enjoy fine dining, sunset lounges, and the famous Outrigger Canoe Club. **Sale Conditions:** None **Schools:** Waikiki, Washington, Kaimuki * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
2877 Kalakaua Avenue 305	$1,235,000 **LH**	1 & 1/0	800 | $1,544	0 | $inf	52

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2877 Kalakaua Avenue 305	$0 | $1,006 | $3,336	$124,600	$1,065,600	$1,190,200	104%	1960 & 2012

2877 Kalakaua Avenue 305 - MLS#: 202408303 - This 1-bedroom unit has been upgraded with a new kitchen, removal of the asbestos (popcorn) ceiling, and the inclusion of a full-size washer and dryer—a rare find in this building. It comes with one parking stall. The expansive lanai seamlessly integrates the breathtaking outdoor scenery with your living space, enhancing the unit's appeal. Fully furnished, this home not only promises comfort and luxury but also a truly Hawaiian lifestyle. Imagine having access to a stunning sandy beach surrounded by palm trees, accompanied by the soothing sounds of the ocean—a perfect depiction of oceanfront living. Experience tranquil waves and refreshing breezes that create an exceptional atmosphere. Residents have direct, secure access to this popular beach where Kama'aina come to swim, surf and paddle. On the other side of the building is Kapiolani Park, with Diamond Head right up the road and in full view. In this much-desired Waikiki neighborhood, you'll also enjoy fine dining, sunset lounges, and the famous Outrigger Canoe Club. **Region:** Diamond Head **Neighborhood:** Diamond Head **Condition:** Excellent, Above Average **Parking:** Assigned, Guest, Secured Entry **Total Parking:** 1 **View:** City, Coastline, Ocean, Sunset **Frontage:** Ocean **Pool: Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** Waikiki, Washington, Kaimuki * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market