Mott-Smith Laniloa 1717 Mott Smith Drive Unit 3202, Honolulu 96822 * $533,000

Beds:	**2**	MLS#:	**202408319, FS**	Year Built:	**1976**
Bath:	**2/0**	Status:	**Active Under Contract**	Remodeled:	
Living Sq. Ft.:	**882**	List Date & DOM:	**04-15-2024** & **17**	Total Parking:	**2**
Land Sq. Ft.:	**113,082**	Condition:	**Average**	Assessed Value	
Lanai Sq. Ft.:	**275**	Frontage:		Building:	**$486,200**
Sq. Ft. Other:	**0**	Tax/Year:	**$169/2023**	Land:	**$63,200**
Total Sq. Ft.	**1,157**	Neighborhood:	**Makiki Area**	Total:	**$549,400**
Maint./Assoc.	**$1,579 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**21+ / No**
Parking:	**Covered - 2, Guest, Tandem**	Frontage:			
Zoning:	**12 - A-2 Medium Density Apartme**	View:	**City, Mountain, Sunset**		

Public Remarks: Rarely available "Flair" two bedroom, two bath corner suite with special features of extra deep lanais (2) plus two tandem parking stalls which can accommodate 4 cars. Only the upper few floors have these larger lanais, yet the maintenance fee is the same as the lower apartments. Beautiful mountain/city/Punchbowl views from the 32nd floor. Lanais, entry, kitchen, and both bathrooms are all tiled. Recently renovated amenities are truly resort-style with modern infinity-edge pool, large hot tub, resurfaced tennis court (with pickleball lines for multi-use), BBQ grills, children's pool, meeting room, and lush landscaping. Freeway access is just minutes away plus the Honolulu business district, Ala Moana and Waikiki just a short drive away. Priced $16,400 under tax assessed value but the price reflects the fact that a buyer would likely want to renovate the apartment as cabinets are all original. Recent building upgrades include complete plumbing pipes replacement, exterior painting, and replacement of 5th floor recreation deck. **Sale Conditions:** None **Schools:** Lincoln, Stevenson, Roosevelt * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
1717 Mott Smith Drive 3202	$533,000	2 & 2/0	882 | $604	113,082 | $5	17

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1717 Mott Smith Drive 3202	$169 | $1,579 | $0	$63,200	$486,200	$549,400	97%	1976 & NA

1717 Mott Smith Drive 3202 - MLS#: 202408319 - Rarely available "Flair" two bedroom, two bath corner suite with special features of extra deep lanais (2) plus two tandem parking stalls which can accommodate 4 cars. Only the upper few floors have these larger lanais, yet the maintenance fee is the same as the lower apartments. Beautiful mountain/city/Punchbowl views from the 32nd floor. Lanais, entry, kitchen, and both bathrooms are all tiled. Recently renovated amenities are truly resort-style with modern infinity-edge pool, large hot tub, resurfaced tennis court (with pickleball lines for multi-use), BBQ grills, children's pool, meeting room, and lush landscaping. Freeway access is just minutes away plus the Honolulu business district, Ala Moana and Waikiki just a short drive away. Priced $16,400 under tax assessed value but the price reflects the fact that a buyer would likely want to renovate the apartment as cabinets are all original. Recent building upgrades include complete plumbing pipes replacement, exterior painting, and replacement of 5th floor recreation deck. **Region:** Metro **Neighborhood:** Makiki Area **Condition:** Average **Parking:** Covered - 2, Guest, Tandem **Total Parking:** 2 **View:** City, Mountain, Sunset **Frontage: Pool: Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** Lincoln, Stevenson, Roosevelt * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market