Hale Luana 1215 Alexander Street Unit 503, Honolulu 96826 * Hale Luana * $249,900

Beds:	**1**	MLS#:	**202408383, LH**	Year Built:	**1974**
Bath:	**1/0**	Status:	**Active Under Contract**	Remodeled:	**2024**
Living Sq. Ft.:	**625**	List Date & DOM:	**04-16-2024** & **23**	Total Parking:	**1**
Land Sq. Ft.:	**24,089**	Condition:	**Excellent, Above Average**	Assessed Value	
Lanai Sq. Ft.:	**79**	Frontage:		Building:	**$327,200**
Sq. Ft. Other:	**0**	Tax/Year:	**$108/2023**	Land:	**$53,700**
Total Sq. Ft.	**704**	Neighborhood:	**Moiliili**	Total:	**$380,900**
Maint./Assoc.	**$440 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**/ No**
Parking:	**Assigned, Guest, Open - 1**	Frontage:			
Zoning:	**12 - A-2 Medium Density Apartme**	View:	**City**		

Public Remarks: Tastefully upgraded 5th floor Hale Luana is centrally located in converging neighborhoods, the McCully-Moiliili neighborhood between the University of Hawaii at Manoa and Waikiki and east of Ala Moana which is filled with shopping centers and big box stores and new communities. Commuting to Downtown Honolulu is a breeze whether you drive or use Public Transportation, “THE BUS” which is literally steps outside your door. Freeway access is also a breeze to on and off ramps. Secured Parking entry, Grounds entry, Building entry and also keyed elevator access. A must see Leasehold apartment with the Leased Fee interest available for purchase. The lanai enclosure provides more living space to the tastefully renovated apartment with fresh paint, New laminate flooring, new range/oven, 3 new ceiling fans, light & plumbing fixtures, electrical outlets & switches and more. Make your appointment today! **Sale Conditions:** Lender Sale **Schools:** Lunalilo, Washington, Mckinley * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
1215 Alexander Street 503	$249,900 LH	1 & 1/0	625 | $400	24,089 | $10	79	51%	5	23

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1215 Alexander Street 503	$108 | $440 | $0	$53,700	$327,200	$380,900	66%	1974 & 2024

1215 Alexander Street 503 - MLS#: 202408383 - Tastefully upgraded 5th floor Hale Luana is centrally located in converging neighborhoods, the McCully-Moiliili neighborhood between the University of Hawaii at Manoa and Waikiki and east of Ala Moana which is filled with shopping centers and big box stores and new communities. Commuting to Downtown Honolulu is a breeze whether you drive or use Public Transportation, “THE BUS” which is literally steps outside your door. Freeway access is also a breeze to on and off ramps. Secured Parking entry, Grounds entry, Building entry and also keyed elevator access. A must see Leasehold apartment with the Leased Fee interest available for purchase. The lanai enclosure provides more living space to the tastefully renovated apartment with fresh paint, New laminate flooring, new range/oven, 3 new ceiling fans, light & plumbing fixtures, electrical outlets & switches and more. Make your appointment today! **Region:** Metro **Neighborhood:** Moiliili **Condition:** Excellent, Above Average **Parking:** Assigned, Guest, Open - 1 **Total Parking:** 1 **View:** City **Frontage: Pool: Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** Lender Sale **Schools:** Lunalilo, Washington, Mckinley * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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