

**Four Paddle 2140 Kuhio Avenue Unit 809, Honolulu 96815 \* \$549,000 \* Originally \$560,000**

Beds: <b>1</b>	MLS#: <b>202410468, FS</b>	Year Built: <b>1974</b>
Bath: <b>1/0</b>	Status: <b>Active</b>	Remodeled: <b>2021</b>
Living Sq. Ft.: <b>553</b>	List Date & DOM: <b>05-06-2024 &amp; 72</b>	Total Parking: <b>1</b>
Land Sq. Ft.: <b>31,320</b>	Condition: <b>Excellent</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>55</b>	Frontage:	Building: <b>\$490,300</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$156/2024</b>	Land: <b>\$43,500</b>
Total Sq. Ft. <b>608</b>	Neighborhood: <b>Waikiki</b>	Total: <b>\$533,800</b>
Maint./Assoc. <b>\$977 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone AO - Tool</b>	Stories / CPR: <b>21+ / No</b>
Parking: <b>Assigned, Covered - 1, Garage, Guest, Secured Entry, Street</b>	Frontage:	
<a href="#">Zoning</a> : <b>X2 - Apartment Precinct</b>	View: <b>City, Marina/Canal, Mountain</b>	

**Public Remarks:** Rarely available CORNER unit on the quiet side of Four Paddle Waikiki! You'll love this upgraded partially furnished move-in ready unit with luxury vinyl flooring, custom shades, and popcorn ceiling professionally removed for a contemporary look and feel. Relax on your lanai and enjoy the cool trade winds, city, mountain and Ala Wai canal views. Building amenities include a pool, BBQ area, sauna, and whirlpool within the secured pet friendly building. Four Paddle boasts a very convenient location with easy access to public transportation, restaurants, shopping, parks and Waikiki beach. 1 assigned covered parking stall 809 in secured garage, and 1 storage. Four Paddle includes 6 guest parking stalls. Please see Agent Remarks for more info and Supplements Section for Furniture List Addendum included in the sale. **Sale Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	DOM
<a href="#">2140 Kuhio Avenue 809</a>	<b>\$549,000</b>	1 & 1/0	553   \$993	31,320   \$18	72

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">2140 Kuhio Avenue 809</a>	\$156   \$977   \$0	\$43,500	\$490,300	\$533,800	103%	1974 & 2021

[2140 Kuhio Avenue 809](#) - MLS#: [202410468](#) - Original price was \$560,000 - Rarely available CORNER unit on the quiet side of Four Paddle Waikiki! You'll love this upgraded partially furnished move-in ready unit with luxury vinyl flooring, custom shades, and popcorn ceiling professionally removed for a contemporary look and feel. Relax on your lanai and enjoy the cool trade winds, city, mountain and Ala Wai canal views. Building amenities include a pool, BBQ area, sauna, and whirlpool within the secured pet friendly building. Four Paddle boasts a very convenient location with easy access to public transportation, restaurants, shopping, parks and Waikiki beach. 1 assigned covered parking stall 809 in secured garage, and 1 storage. Four Paddle includes 6 guest parking stalls. Please see Agent Remarks for more info and Supplements Section for Furniture List Addendum included in the sale. **Region:** Metro **Neighborhood:** Waikiki **Condition:** Excellent **Parking:** Assigned, Covered - 1, Garage, Guest, Secured Entry, Street **Total Parking:** 1 **View:** City, Marina/Canal, Mountain **Frontage:** **Pool:** **Zoning:** X2 - Apartment Precinct **Sale Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market