

Kapiolani Residence 1631 Kapiolani Boulevard Unit 1303, Honolulu 96814 * Kapiolani Residence * \$549,000 * Originally \$625,000

Bed: 1	MLS#: 202411268, FS	Year Built: 2018
Bath: 1/0	Status: Active	Remodeled:
Living Sq. Ft.: 696	List Date & DOM: 05-16-2024 & 62	Total Parking: 1
Land Sq. Ft.: 0	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$574,200
Sq. Ft. Other: 0	Tax/Year: \$185/2023	Land: \$59,200
Total Sq. Ft. 696	Neighborhood: Ala Moana	Total: \$633,400
Maint./Assoc. \$532 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: 21+ / No
Parking: Assigned	Frontage:	
Zoning : 33 - BMX-3 Community Business M	View: City, Mountain	

Public Remarks: Well priced clean 1 bedroom 1 bathroom built in 2018. Elegant floor to ceiling windows in the entire unit. You will love the matching stainless steel appliances. Cool off with the split AC. Low maintenance fee makes life easier. Ready to move in now! Walk to dining, shopping & entertainment at Ala Moana Shopping center, on Kapiolani Blvd & around Don Quixote. Ride a bike to Ala Moana Beach Park, Magic Island & everything Waikiki has to offer. Convenient EV charging & bicycle storage. The management team & security team make this condo feel like home. Amenities include guest parking, BBQ, party room & trash chute. Sale is subject to Bankruptcy Court approval & possible overbid. Contract may include J-1 physical inspection & M-1 condo doc review. No seller disclosure. Sale is AS IS Where Is. Cable \$53.00 and electricity (sub-metered) are billed for monthly, separate line items on the maintenance bill. Buyer must be a "qualified resident" as defined under HRS 201H-32. Ask your agent for a copy of the document posted at the MLS. **Sale Conditions:** Bankruptcy **Schools:** [Kaahumanu](#), [Stevenson](#), [Mckinley](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
1631 Kapiolani Boulevard 1303	\$549,000	1 & 1/0	696 \$789	0 \$inf	0	79%	13	62

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1631 Kapiolani Boulevard 1303	\$185 \$532 \$0	\$59,200	\$574,200	\$633,400	87%	2018 & NA

[1631 Kapiolani Boulevard 1303](#) - MLS#: [202411268](#) - Original price was \$625,000 - Well priced clean 1 bedroom 1 bathroom built in 2018. Elegant floor to ceiling windows in the entire unit. You will love the matching stainless steel appliances. Cool off with the split AC. Low maintenance fee makes life easier. Ready to move in now! Walk to dining, shopping & entertainment at Ala Moana Shopping center, on Kapiolani Blvd & around Don Quixote. Ride a bike to Ala Moana Beach Park, Magic Island & everything Waikiki has to offer. Convenient EV charging & bicycle storage. The management team & security team make this condo feel like home. Amenities include guest parking, BBQ, party room & trash chute. Sale is subject to Bankruptcy Court approval & possible overbid. Contract may include J-1 physical inspection & M-1 condo doc review. No seller disclosure. Sale is AS IS Where Is. Cable \$53.00 and electricity (sub-metered) are billed for monthly, separate line items on the maintenance bill. Buyer must be a "qualified resident" as defined under HRS 201H-32. Ask your agent for a copy of the document posted at the MLS. **Region:** Metro **Neighborhood:** Ala Moana **Condition:** Excellent **Parking:** Assigned **Total Parking:** 1 **View:** City, Mountain **Frontage:** Pool: **Zoning:** 33 - BMX-3 Community Business M **Sale Conditions:** Bankruptcy **Schools:** [Kaahumanu](#), [Stevenson](#), [Mckinley](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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