Moana Pacific 1296 Kapiolani Boulevard Unit 3806, Honolulu 96814 * $1,020,000

Beds:	**2**	MLS#:	**202411837, FS**	Year Built:	**2007**
Bath:	**2/0**	Status:	**Active**	Remodeled:	
Living Sq. Ft.:	**1,105**	List Date & DOM:	**05-23-2024** & **35**	Total Parking:	**2**
Land Sq. Ft.:	**0**	Condition:	**Excellent**	Assessed Value	
Lanai Sq. Ft.:	**44**	Frontage:		Building:	**$1,033,800**
Sq. Ft. Other:	**0**	Tax/Year:	**$286/2024**	Land:	**$68,200**
Total Sq. Ft.	**1,149**	Neighborhood:	**Kakaako**	Total:	**$1,102,000**
Maint./Assoc.	**$1,156 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**21+ / No**
Parking:	**Assigned, Covered - 2, Guest, Secured Entry**	Frontage:			
Zoning:	**Kak – Kakaako Community Development Project**	View:	**City, Ocean**		

Public Remarks: One of the most exquisite and desirable high floor 06 units in East Moana Pacific! Brand new range, recently maintained air conditioner, range hood, and recently replaced water heater. Premium maple flooring upgrade. Extra den is possible to convert to an entertainment area, yoga station, workplace, or a guest bedroom. Breezy and panoramic views: mountain to ocean, yacht harbor, Magic Island, fireworks every Friday night, and beautiful city view day and night. This unit is sure to satisfy your wishes to live in the heart of Honolulu. An abundance of amenities awaits you including fitness center, movie theater, party rooms, BBQ grills, tennis badminton courts, pool, putting green, driving range & playground. Convenient 2nd floor TWO side by side parking stalls are close to the elevator entrance. Conveniently located close to the beach, Ala Moana Shopping Center, and Kakaako, schools, businesses, restaurants, and many more. Easy access via Pensacola and Piikoi street. Pet friendly. 24 hour securities. VA approved building. **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
1296 Kapiolani Boulevard 3806	$1,020,000	2 & 2/0	1,105 | $923	0 | $inf	35

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1296 Kapiolani Boulevard 3806	$286 | $1,156 | $0	$68,200	$1,033,800	$1,102,000	93%	2007 & NA

1296 Kapiolani Boulevard 3806 - MLS#: 202411837 - One of the most exquisite and desirable high floor 06 units in East Moana Pacific! Brand new range, recently maintained air conditioner, range hood, and recently replaced water heater. Premium maple flooring upgrade. Extra den is possible to convert to an entertainment area, yoga station, workplace, or a guest bedroom. Breezy and panoramic views: mountain to ocean, yacht harbor, Magic Island, fireworks every Friday night, and beautiful city view day and night. This unit is sure to satisfy your wishes to live in the heart of Honolulu. An abundance of amenities awaits you including fitness center, movie theater, party rooms, BBQ grills, tennis badminton courts, pool, putting green, driving range & playground. Convenient 2nd floor TWO side by side parking stalls are close to the elevator entrance. Conveniently located close to the beach, Ala Moana Shopping Center, and Kakaako, schools, businesses, restaurants, and many more. Easy access via Pensacola and Piikoi street. Pet friendly. 24 hour securities. VA approved building. **Region:** Metro **Neighborhood:** Kakaako **Condition:** Excellent **Parking:** Assigned, Covered - 2, Guest, Secured Entry **Total Parking:** 2 **View:** City, Ocean **Frontage: Pool: Zoning:** Kak – Kakaako Community Development Project **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market