## Royal Iolani 581 Kamoku Street Unit 3308, Honolulu 96826 * Royal Iolani * $742,000

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| Beds: | **2** | MLS#: | **202412012, FS** | Year Built: | **1978** |
| Bath: | **2/0** | Status: | **Active Under Contract** | Remodeled: | **2024** |
| Living Sq. Ft.: | **1,082** | List Date & DOM: | **05-30-2024** & **15** | Total Parking: | **1** |
| Land Sq. Ft.: | **119,006** | Condition: | **Excellent** | Assessed Value | |
| Lanai Sq. Ft.: | **331** | Frontage: | | Building: | **$565,300** |
| Sq. Ft. Other: | **0** | Tax/Year: | **$187/2023** | Land: | **$78,200** |
| Total Sq. Ft. | **1,413** | Neighborhood: | **Kapiolani** | Total: | **$643,500** |
| Maint./Assoc. | **$1,642 / $0** | Flood Zone: | **Zone AE - Tool** | Stories / CPR: | **21+ / No** |
| Parking: | **Assigned, Covered - 1, Garage, Guest, Secured Entry, Street** | Frontage: | | | |
| Zoning: | **13 - A-3 High Density Apartment** | View: | **City, Coastline, Diamond Head, Garden, Marina/Canal, Mountain, Ocean, Sunrise, Sunset** | | |

**Public Remarks:** **Priced to Sell at $742,000**HIGHLY SOUGHT AFTER**The Best 2/2 high floor Buy in luxurious Royal Iolani**EXPERIENCE UNPARALLELED HIGH-RISE LIVING IN THIS STUNNING CORNER-END RESIDENCE**Climbing to a great height to enjoy a grander sight. Enjoy breathtaking 180-degree panoramic views of ocean, mountain, sunset, sunrise, Waikiki, cityscape, fireworks and skyline from this massive, open-concept, bright, cozy, serene, comfortable, 2bd/2ba 1,413 square feet home. HIDDEN GEM! Featuring 331-sf Extra-large lanai with electric roller shutter, brand new stylish kitchen cabinetry, polished-quartz composite counters, top of the line appliances, spacious living room, elegant marble flooring & water sprinklers throughout, and most desirable parking space at basement near garage entry & elevators. PET FRIENDLY! The Elevator Modernization is scheduled to begin in 10/2024. And the estimated completion of Spalling repair and Lanai painting is 12/24. The replacement of the insulation of AC chilled water system for all 08 stack was done in 2023. “As Is”! Don’t Miss Out! Qualified Buyer Only! Schedule your appointment today. **Sale Conditions:** None **Schools:** Ala Wai, Washington, Mckinley * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

| Address | Price | Bd & Bth | Living / Avg. | Land \| Avg. | Lanai | Occ. | FL | DOM |
|---|---|---|---|---|---|---|---|---|
| 581 Kamoku Street 3308 | $742,000 | 2 & 2/0 | 1,082 \| $686 | 119,006 \| $6 | 331 | 61% | 33 | 15 |

| Address | Tax \| Maint. \| Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|---|---|---|---|---|---|---|
| 581 Kamoku Street 3308 | $187 \| $1,642 \| $0 | $78,200 | $565,300 | $643,500 | 115% | 1978 & 2024 |

581 Kamoku Street 3308 - MLS#: 202412012 - **Priced to Sell at $742,000**HIGHLY SOUGHT AFTER**The Best 2/2 high floor Buy in luxurious Royal Iolani**EXPERIENCE UNPARALLELED HIGH-RISE LIVING IN THIS STUNNING CORNER-END RESIDENCE**Climbing to a great height to enjoy a grander sight. Enjoy breathtaking 180-degree panoramic views of ocean, mountain, sunset, sunrise, Waikiki, cityscape, fireworks and skyline from this massive, open-concept, bright, cozy, serene, comfortable, 2bd/2ba 1,413 square feet home. HIDDEN GEM! Featuring 331-sf Extra-large lanai with electric roller shutter, brand new stylish kitchen cabinetry, polished-quartz composite counters, top of the line appliances, spacious living room, elegant marble flooring & water sprinklers throughout, and most desirable parking space at basement near garage entry & elevators. PET FRIENDLY! The Elevator Modernization is scheduled to begin in 10/2024. And the estimated completion of Spalling repair and Lanai painting is 12/24. The replacement of the insulation of AC chilled water system for all 08 stack was done in 2023. “As Is”! Don’t Miss Out! Qualified Buyer Only! Schedule your appointment today. **Region:** Metro **Neighborhood:** Kapiolani **Condition:** Excellent **Parking:** Assigned, Covered - 1, Garage, Guest, Secured Entry, Street **Total Parking:** 1 **View:** City, Coastline, Diamond Head, Garden, Marina/Canal, Mountain, Ocean, Sunrise, Sunset **Frontage: Pool: Zoning:** 13 - A-3 High Density Apartment **Sale Conditions:** None **Schools:** Ala Wai, Washington, Mckinley * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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