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

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