## Aloha Lani 2211 Ala Wai Boulevard Unit 1603, Honolulu 96815 \* \$328,000

Beds: 1	MLS#:	<u>202414092</u> , FS	Year Built: 1976			
Bath: <b>1/0</b>	Status:	Active Under Contract	Remodeled: 2024			
Living Sq. Ft.: <b>413</b>	List Date & DOM:	06-12-2024 & 12	Total Parking: 1			
Land Sq. Ft.: <b>35,400</b>	Condition:	Above Average	Assessed Value			
Lanai Sq. Ft.: <b>0</b>	Frontage:	Stream/Canal	Building: <b>\$334,100</b>			
Sq. Ft. Other: <b>0</b>	Tax/Year:	\$98/2024	Land: <b>\$36,900</b>			
Total Sq. Ft. <b>413</b>	Neighborhood:	Waikiki	Total: <b>\$371,000</b>			
Maint./Assoc. <b>\$604 / \$0</b>	Flood Zone:	Zone AO - <u>Tool</u>	Stories / CPR: 21+ / No			
Parking: Covered - 1		Frontage: Stream/Canal				
Zoning: X2 - Apartment Precinct View: Marina/Canal, Mountain						

**Public Remarks:** Motivated seller – low price for quick sell!! Brand-new stainless-steel refrigerator, stove/oven, and freshly painted! NEW bedroom luxury vinyl flooring. Enjoy the nice mountain and Ala Wai canal /Golf course views while being conveniently located in the heart of Waikiki. Furnishings are included. The complex has an amazing bar-b-que, sauna, pool deck, exercise room, and the library room. The complex also has 24-hour security and secured entry. It is conveniently located in the heart of Waikiki and close to Waikiki Beach, the International Marketplace, and many shops and restaurants. **Sale Conditions:** None **Schools:** , \* <u>Request Showing</u>, <u>Photos</u>, <u>History</u>, <u>Maps</u>, <u>Deed</u>, <u>Watch List</u>, <u>Tax Info</u>



Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	DOM
2211 Ala Wai Boulevard 1603	<u>\$328,000</u>	1 & 1/0	413   \$794	35,400   \$9	12

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2211 Ala Wai Boulevard 1603	\$98   \$604   \$0	\$36,900	\$334,100	\$371,000	88%	1976 & 2024

2211 Ala Wai Boulevard 1603 - MLS#: 202414092 - Motivated seller - low price for quick sell!! Brand-new stainless-steel refrigerator, stove/oven, and freshly painted! NEW bedroom luxury vinyl flooring. Enjoy the nice mountain and Ala Wai canal /Golf course views while being conveniently located in the heart of Waikiki. Furnishings are included. The complex has an amazing bar-b-que, sauna, pool deck, exercise room, and the library room. The complex also has 24-hour security and secured entry. It is conveniently located in the heart of Waikiki and close to Waikiki Beach, the International Marketplace, and many shops and restaurants. **Region:** Metro **Neighborhood:** Waikiki **Condition:** Above Average **Parking:** Covered - 1 **Total Parking:** 1 **View:** Marina/Canal, Mountain **Frontage:** Stream/Canal **Pool: Zoning:** X2 - Apartment Precinct **Sale Conditions:** None **Schools:** , , \* <u>Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info</u>

DOM = Days on Market