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

| Beds: 1 | MLS#: | <u>202414092</u> , FS | Year Built: 1976 | | | |
|--|------------------|--------------------------|----------------------------|--|--|--|
| Bath: 1/0 | Status: | Active Under Contract | Remodeled: 2024 | | | |
| Living Sq. Ft.: 413 | List Date & DOM: | 06-12-2024 & 12 | Total Parking: 1 | | | |
| Land Sq. Ft.: 35,400 | Condition: | Above Average | Assessed Value | | | |
| Lanai Sq. Ft.: 0 | Frontage: | Stream/Canal | Building: \$334,100 | | | |
| Sq. Ft. Other: 0 | Tax/Year: | \$98/2024 | Land: \$36,900 | | | |
| Total Sq. Ft. 413 | Neighborhood: | Waikiki | Total: \$371,000 | | | |
| Maint./Assoc. \$604 / \$0 | 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