

**The Ritz-Carlton Residences Twr 2 - 383 2139 Kuhio Avenue Unit 3305, Honolulu 96815 \***

**The Ritz-Carlton Residences Twr 2 - 383 \* \$2,800,000**

|                                                                |                                                                     |                                |
|----------------------------------------------------------------|---------------------------------------------------------------------|--------------------------------|
| Beds: <b>3</b>                                                 | MLS#: <b>202415792, FS</b>                                          | Year Built: <b>2018</b>        |
| Bath: <b>3/0</b>                                               | Status: <b>Active</b>                                               | Remodeled:                     |
| Living Sq. Ft.: <b>1,349</b>                                   | List Date & DOM: <b>07-09-2024 &amp; 7</b>                          | Total Parking: <b>0</b>        |
| Land Sq. Ft.: <b>0</b>                                         | Condition: <b>Excellent</b>                                         | <a href="#">Assessed Value</a> |
| Lanai Sq. Ft.: <b>208</b>                                      | Frontage:                                                           | Building: <b>\$2,626,300</b>   |
| Sq. Ft. Other: <b>0</b>                                        | Tax/Year: <b>\$1,835/2024</b>                                       | Land: <b>\$266,800</b>         |
| Total Sq. Ft. <b>1,557</b>                                     | Neighborhood: <b>Waikiki</b>                                        | Total: <b>\$2,893,100</b>      |
| Maint./Assoc. <b>\$2,874 / \$0</b>                             | <a href="#">Flood Zone</a> : <b>Zone AO - Tool</b>                  | Stories / CPR: <b>21+ / No</b> |
| Parking: <b>None</b>                                           | Frontage:                                                           |                                |
| <a href="#">Zoning</a> : <b>X6 - Resort Mixed Use Precinct</b> | View: <b>City, Coastline, Diamond Head, Garden, Mountain, Ocean</b> |                                |

**Public Remarks:** Welcome to the Ritz-Carlton Residences, where modern luxury blends with island living! This magnificent three-bedroom, features to on suite bedrooms with an additional full bathroom. Three lanai spaces allow you to relax and enjoy the sunset and the blue Pacific Ocean waters. The Ritz-Carlton is renowned services and amenities, including concierge service, valet parking, a cutting-edge fitness center, two pool areas, and a full-service resort spa. On-site dining options include a café and deli, a gourmet marketplace and wine bar, and fine dining restaurants for all tastes. Don't miss out on this opportunity! **Sale Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

| Address                                | Price                       | Bd & Bth | Living / Avg.   | Land   Avg. | Lanai | Occ. | FL | DOM |
|----------------------------------------|-----------------------------|----------|-----------------|-------------|-------|------|----|-----|
| <a href="#">2139 Kuhio Avenue 3305</a> | <a href="#">\$2,800,000</a> | 3 & 3/0  | 1,349   \$2,076 | 0   \$inf   | 208   | 5%   | 33 | 7   |

| Address                                | Tax   Maint.   Ass.     | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|----------------------------------------|-------------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">2139 Kuhio Avenue 3305</a> | \$1,835   \$2,874   \$0 | \$266,800     | \$2,626,300       | \$2,893,100    | 97%   | 2018 & NA        |

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| <a href="#">2139 Kuhio Avenue 3305</a> - MLS#: <a href="#">202415792</a> - Welcome to the Ritz-Carlton Residences, where modern luxury blends with island living! This magnificent three-bedroom, features to on suite bedrooms with an additional full bathroom. Three lanai spaces allow you to relax and enjoy the sunset and the blue Pacific Ocean waters. The Ritz-Carlton is renowned services and amenities, including concierge service, valet parking, a cutting-edge fitness center, two pool areas, and a full-service resort spa. On-site dining options include a café and deli, a gourmet marketplace and wine bar, and fine dining restaurants for all tastes. Don't miss out on this opportunity! <b>Region:</b> Metro <b>Neighborhood:</b> Waikiki <b>Condition:</b> Excellent <b>Parking:</b> None <b>Total Parking:</b> 0 <b>View:</b> City, Coastline, Diamond Head, Garden, Mountain, Ocean <b>Frontage:</b> <b>Pool:</b> <b>Zoning:</b> X6 - Resort Mixed Use Precinct <b>Sale Conditions:</b> None <b>Schools:</b> , , * <a href="#">Request Showing</a> , <a href="#">Photos</a> , <a href="#">History</a> , <a href="#">Maps</a> , <a href="#">Deed</a> , <a href="#">Watch List</a> , <a href="#">Tax Info</a> |
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DOM = Days on Market, Occ. = Occupancy, FL = Floor Number