Royal Capitol Plaza 876 Curtis Street Unit 3308, Honolulu 96813 * Royal Capitol Plaza *

\$599,000 * Originally \$625,000

 Beds: 1
 MLS#: 202410676, FS
 Year Built: 1987

 Bath: 1/0
 Status: Active
 Remodeled: 2021

 Living Sq. Ft.: 699
 List Date & DOM: 05-06-2024 & 26
 Total Parking: 1

Land Sq. Ft.: **56,584**Condition: Above Average, Assessed Value

 Lanai Sq. Ft.: 0
 Frontage:
 Building: \$507,300

 Sq. Ft. Other: 0
 Tax/Year: \$165/2023
 Land: \$46,500

 Total Sq. Ft. 699
 Neighborhood: Kakaako
 Total: \$553,800

 Maint./Assoc. \$699 / \$0
 Flood Zone: Zone X - Tool
 Stories / CPR: 21+ / No

Parking: Assigned, Covered - 1, Garage, Guest, Secured Entry, Street Frontage:

Zoning: Kak - Kakaako Community
Development Project

View: City, Mountain

Public Remarks: Live, work and play! This 1-bed, 1-bath condo is located on the 33rd floor. Floors 22 to 39 is referred as the penthouse floors. This unit is the larger 1-bedroom floorplan with an large walk-in bedroom closet (699 sf). These units also have higher ceilings with large windows that allows for good lighting and fresh air. AC unit in the living room and bedroom. Safety features: secured parking, secured entry, on-site security guards, and FIRE SPRINKLERS. Amenities: guest parking, fitness center, pool (salt water), jacuzzi, sauna, BBQ area, meeting room, bicycle storage, surfboard storage, car wash area, and more. Convenience store on the ground floor. Sorry, house rules does not allow dogs, unless assistance or service animals. Cats and other animals are allowed. Please verify. Unit is vacant. Owners will be performing a 1031 tax deferred exchange, with no additional cost to the buyer. Unit is sold "as is" condition. Thank you for viewing our listing. **Sale Conditions:** None **Schools:**, , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info





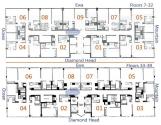












Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
876 Curtis Street 3308	\$599,000	1 & 1/0	699 \$857	56,584 \$11	0	51%	33	26

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
876 Curtis Street 3308	\$165 \$699 \$0	\$46,500	\$507,300	\$553,800	108%	1987 & 2021

876 Curtis Street 3308 - MLS#: 202410676 - Original price was \$625,000 - Live, work and play! This 1-bed, 1-bath condo is located on the 33rd floor. Floors 22 to 39 is referred as the penthouse floors. This unit is the larger 1-bedroom floorplan with an large walk-in bedroom closet (699 sf). These units also have higher ceilings with large windows that allows for good lighting and fresh air. AC unit in the living room and bedroom. Safety features: secured parking, secured entry, on-site security guards, and FIRE SPRINKLERS. Amenities: guest parking, fitness center, pool (salt water), jacuzzi, sauna, BBQ area, meeting room, bicycle storage, surfboard storage, car wash area, and more. Convenience store on the ground floor. Sorry, house rules does not allow dogs, unless assistance or service animals. Cats and other animals are allowed. Please verify. Unit is vacant. Owners will be performing a 1031 tax deferred exchange, with no additional cost to the buyer. Unit is sold "as is" condition. Thank you for viewing our listing. Region: Metro Neighborhood: Kakaako Condition: Above Average, Average Parking: Assigned, Covered - 1, Garage, Guest, Secured Entry, Street Total Parking: 1 View: City, Mountain Frontage: Pool: Zoning: Kak - Kakaako Community Development Project Sale Conditions: None Schools: , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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