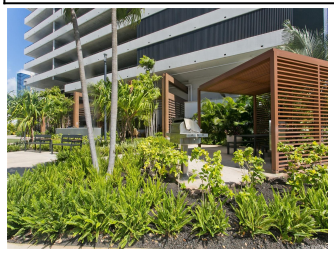
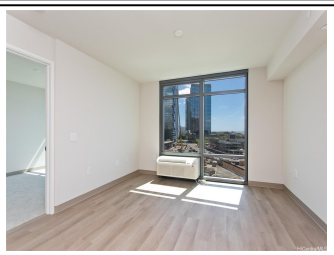
Ulana Ward Village 828 Auahi Street Unit 810, Honolulu 96813 Ulana Ward Village

Status: Sold	MLS#: **202605113**	Parcel#: **1-2-1-053-001-0113**
List Price: $565,000	Original Price: $565,000	Price Change: $0
Beds: 1 | Baths: 1/0	Year Built: 2025	Remodeled:
Region: Metro	Neighborhood: Kakaako	Building: Ulana Ward Village
Living Sq Ft: 529	Other Sq Ft: **Deprecated**: number_format(): Passing null to parameter #1 ($num) of type float is deprecated in **/home/oahure/public_html/PDF_Summary.php** on line **126** 0	Total Sq Ft: 529
Land Sq Ft: **Deprecated**: number_format(): Passing null to parameter #1 ($num) of type float is deprecated in **/home/oahure/public_html/PDF_Summary.php** on line **130** 0	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 0
Total Parking: 1	Date Listed: 03-06-2026	Days on Market: 23
View: City	Frontage: **Deprecated**: str_replace(): Passing null to parameter #3 ($subject) of type array|string is deprecated in **/home/oahure/public_html/PDF_Summary.php** on line **141**	Type: Condo/Townhouse
Assessed Building: $784	Assessed Land: $32,600	Assessed Value: $816,900
Taxes: $238 | Year: 2026	Maintenence Fee: $527	Association Fee: $35
Flood Zone: Zone AE	Stories: 21+	CPR: No
Condition: Excellent	Parking: Assigned, Covered - 1, Guest, Secured Entry	Zoning: KA - State jurisdiction, refer
Close Price: $570,000	Close Date: 06-01-2026	Financing: Conventional | Concessions: 5000
Elementary: Royal	Middle School: Keelikolani	High School: Mckinley

Public Remarks: Buyer must occupy this property for the first 5 years of ownership. This Ulana one bedroom apartment is being offered at a significant discount with deed restrictions. Please see the supplements for specific requirements and important conditions. Buyers must not exceed the 120% Area Median Income threshhold (e.g. 1 person household limit is $127,680, 2 person household is $145,920). If the owner sells in the future, the HHOC Housing and Land Trust has the first right to buy the property back under defined formulas. Buyer will be required to complete homebuyer education and counseling through Hawaii HomeOwnership Center during escrow. This property is not intended for investors. Ulana is a newly built highrise in Kakaako. Well designed common spaces include a fitness center, playground, entertainment areas, shared workspaces, and BBQs. The unit has an assigned parking stall. On-site management. Super location. Lots of guest parking. Congenial staff. Maintenance fees reported as $477.69 and include: common area maintenance and master insurance. Additional fee of $49.71 for cable/internet. Water and electricity are submetered and charged to the owner. Ward Village Assn dues: $35/mo. **Sale Conditions:** None * Photos, History

Inclusions: AC Window Unit, Auto Garage Door Opener, Dishwasher, Disposal, Dryer, Microwave Hood, Range/Oven, Refrigerator, Smoke Detector, Washer, Water Heater **Amenities:** BBQ, Dog Park, Doorman, Exercise Room, Meeting Room, Playground, Recreation Area, Resident Manager, Security Guard, Trash Chute **Utilities:**
Deprecated: str_replace(): Passing null to parameter #3 ($subject) of type array|string is deprecated in **/home/oahure/public_html/PDF_Summary.php** on line **206**
Construction: Concrete **Lot Features:**
Deprecated: str_replace(): Passing null to parameter #3 ($subject) of type array|string is deprecated in **/home/oahure/public_html/PDF_Summary.php** on line **216**
Floor: Laminate, W/W Carpet **Disclosures:** Pets Allowed (Verify), Property Disclosure Stmt, See Remarks **Land Recorded:** Regular System **Furnished:** Partial **Architectural Style:** High-Rise 7+ Stories,PUD **Construction Materials:** Concrete **Roof: Flooring:** Laminate,W/W Carpet **SecurityFeatures:** Keyed Elevator,Security Patrol,Video **Easements: Set Backs: Special Listing Conditions:** None **Management Company:** Associa HI **Management Company Phone:** 808.836.0911