1717 Ala Wai 1717 Ala Wai Boulevard Unit PHII7, Honolulu 96815 1717 Ala Wai

Status: Sold	MLS#: 201419883	Parcel#: 1-2-6-013-013-0283
List Price: $648,000	Original Price: $648,000	Price Change: $0
Beds: 3 | Baths: 2/0	Year Built: 1970	Remodeled:
Region: Metro	Neighborhood: Waikiki	Building: 1717 Ala Wai
Living Sq Ft: 1,130	Other Sq Ft: 0	Total Sq Ft: 1,306
Land Sq Ft: 62,073	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 176
Total Parking: 1	Date Listed: 10-22-2014	Days on Market: 63
View: City, Diamond Head, Marina/Canal, Ocean, Sunset	Frontage: Stream/Canal	Type: Condo/Townhouse
Assessed Building: $596,100	Assessed Land: $58,200	Assessed Value: $654,300
Taxes: $191 | Year: 2014	Maintenence Fee: $769	Association Fee: $0
Flood Zone: Zone AO	Stories: 21+	CPR: No
Condition: Excellent	Parking: Assigned, Covered - 1, Garage, Guest, Street	Zoning: 12 - A-2 Medium Density Apartme
Close Price: $640,000	Close Date: 12-24-2014	Financing: Conventional | Concessions:
Elementary: Jefferson	Middle School: Washington	High School: Kaimuki

Public Remarks: LIVE BIG and LUCKY IN PH2-7. This remodeled 3 bedroom 2 bath Penthouse corner unit located on the top floor is bright, airy and features gorgeous sunset, ocean and Ala Wai Canal views from living room, master bedroom and double-wide covered lanai...great for watching the 4th of July and New Year's Fire-Works. Located across from the Hawaii Convention Center. Easy walk to Ala Moana Shopping Center and Beach Park. Amenities: Heated salt-water pool, spa tub, exercise room, BBQ area, guest parking and 24 hour security. Washer and Dryer in unit. Priced to sell - Well below current CandC assessment. **Sale Conditions:** None * Photos, History

Inclusions: AC Window Unit, Ceiling Fan, Dishwasher, Disposal, Drapes, Dryer, Range/Oven, Refrigerator, Washer **Amenities:** BBQ, Exercise Room, Heated Pool, Patio/Deck, Pool on Property, Recreation Area, Security Guard, Storage, Trash Chute **Utilities: Construction:** Concrete **Lot Features: Floor:** Other, W/W Carpet **Disclosures:** Property Disclosure Stmt **Land Recorded:** Land Court **Furnished: Architectural Style:** High-Rise 7+ Stories **Construction Materials:** Concrete **Roof: Flooring:** Other,W/W Carpet **SecurityFeatures:** Key,Security Patrol,Video **Easements: Set Backs: Special Listing Conditions:** None **Management Company:** Associa Hawaii **Management Company Phone:** 836-0911