Pacific Monarch 2427 Kuhio Avenue Unit 804, Honolulu 96815 Pacific Monarch

Status: Sold	MLS#: 202211992	Parcel#: 1-2-6-023-056-0022
List Price: $429,800	Original Price: $429,800	Price Change: $0
Beds: 0 | Baths: 1/0	Year Built: 1980	Remodeled:
Region: Metro	Neighborhood: Waikiki	Building: Pacific Monarch
Living Sq Ft: 352	Other Sq Ft: 0	Total Sq Ft: 410
Land Sq Ft: 16,335	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 58
Total Parking: 0	Date Listed: 06-22-2022	Days on Market: 5
View: City	Frontage: Other	Type: Condo/Townhouse
Assessed Building: $231,500	Assessed Land: $86,600	Assessed Value: $318,100
Taxes: $336 | Year: 2022	Maintenence Fee: $658	Association Fee: $0
Flood Zone: Zone AE	Stories: 21+	CPR: No
Condition: Above Average	Parking: Guest, Street	Zoning: X6 - Resort Mixed Use Precinct
Close Price: $430,000	Close Date: 08-03-2022	Financing: Conventional | Concessions:
Elementary: Ala Wai	Middle School: Washington	High School: Kaimuki

Public Remarks: Great opportunity to own an investment property in the center of Waikiki. Located just 2 blocks from Waikiki Beach, this studio was fully renovated in 2017. Fully furnished with new appliances, electronics, flooring, curtains, etc., it is currently in the hotel rental pool and maintained well. Resort-style amenities include rooftop pool, BBQ grills, hot tub, sauna and lounge located on the top floor with panoramic views. Seller is related to the listing agent. **Sale Conditions:** None * Photos, History

Inclusions: AC Window Unit, Cable TV, Ceiling Fan, Disposal, Drapes, Microwave, Refrigerator, Smoke Detector **Amenities:** Community Laundry, Condo Association Pool, Fire Sprinkler, Pool on Property, Recreation Room, Resident Manager, Sauna, Trash Chute, Whirlpool **Utilities: Construction:** Concrete **Lot Features: Floor:** Ceramic Tile, W/W Carpet **Disclosures:** Non Resident Owner, Relative of Licensee, See Remarks **Land Recorded:** Regular System **Furnished:** Full **Architectural Style:** Condotel,High-Rise 7+ Stories **Construction Materials:** Concrete **Roof: Flooring:** Ceramic Tile,W/W Carpet **SecurityFeatures:** Card **Easements: Set Backs: Special Listing Conditions:** None **Management Company:** Pacific Monarch **Management Company Phone:** 808-675-5253