

Royal Aloha 1909 Ala Wai Boulevard Unit 1406, Honolulu 96815 Royal Aloha

Status: Sold	MLS#: 202300299	Parcel#: 1-2-6-014-026-0125
List Price: \$275,000	Original Price: \$275,000	Price Change: \$0
Beds: 2 Baths: 1/0	Year Built: 1971	Remodeled: 2020
Region: Metro	Neighborhood: Waikiki	Building: Royal Aloha
Living Sq Ft: 709	Other Sq Ft: 0	Total Sq Ft: 759
Land Sq Ft: 30,928	Land Tenure: LH - Leasehold	Lanai Sq Ft: 50
Total Parking: 0	Date Listed: 01-05-2023	Days on Market: 11
View: City, Mountain	Frontage: Stream/Canal	Type: Condo/Townhouse
Assessed Building: \$181,800	Assessed Land: \$189,600	Assessed Value: \$371,400
Taxes: \$112 Year: 2023	Maintenance Fee: \$778	Association Fee: \$0
Flood Zone: Zone AO	Stories: One	CPR: No
Condition: Above Average	Parking: None	Zoning : X6 - Resort Mixed Use Precinct
Close Price: \$265,000	Close Date: 02-10-2023	Financing: Cash Concessions: 2600
Elementary: Ala Wai	Middle School: Washington	High School: Kaimuki

Public Remarks: Spacious 2 bedroom with central AC in the Ala Moana end of Waikiki conveniently walkable to beaches, a variety of food options, bus service, and two covered and secured parking garages. Mid floor unit is well lit and receives good air flow throughout. Bathroom renovated in 2020 along with new (2020) kitchen appliances. Building is RESORT ZONED and can be used for SHORT TERM stays or be utilized as LONG TERM RESIDENTIAL. Great option for those seeking a second home. Monthly parking available nearby. **Sale Conditions:** None * [Photos](#), [History](#)

Inclusions: AC Central, Disposal, Range/Oven, Refrigerator **Amenities:** BBQ, Community Laundry, Condo Association Pool, Meeting Room, Resident Manager **Utilities:** **Construction:** Concrete, Double Wall **Lot Features:** **Floor:** Vinyl **Disclosures:** Property Disclosure Stmt **Land Recorded:** Land Court **Furnished:** Partial **Architectural Style:** High-Rise 7+ Stories **Construction Materials:** Concrete, Double Wall **Roof:** **Flooring:** Vinyl **Security Features:** Keyed Elevator, Video **Easements:** Set Backs: **Special Listing Conditions:** None **Management Company:** Hawaiian Properties **Management Company Phone:** 808-539-9777