

Royal Aloha 1909 Ala Wai Boulevard Unit 1504, Honolulu 96815 * Royal Aloha * \$199,000

Sold Price: \$196,000 Sold Date: 01-22-2018 Sold Ratio: 98%
 Beds: **2** MLS#: **201725049, LH** Year Built: **1971**
 Bath: **1/0** Status: **Sold** Remodeled: **2014**
 Living Sq. Ft.: **674** List Date & DOM: **12-26-2017 & 9** Total Parking: **1**
 Land Sq. Ft.: **30,928** Condition: **Above Average, Excellent** [Assessed Value](#)
 Lanai Sq. Ft.: **0** Frontage: **Stream/Canal** Building: **\$174,500**
 Sq. Ft. Other: **0** Tax/Year: **\$67/2017** Land: **\$175,200**
 Total Sq. Ft. **674** Neighborhood: **Waikiki** Total: **\$349,700**
 Maint./Assoc. **\$522 / \$0** [Flood Zone](#): **Zone AO - Tool** Stories / CPR: **15-20 / No**
 Parking: **Assigned, Secured Entry** Frontage: **Stream/Canal**
 [Zoning](#): **X6 - Resort Hotel Precinct** View: **Marina/Canal, Mountain, Ocean, Sunrise**

Public Remarks: Beautiful canal, city, mountain & ocean views from this high floor upgraded CORNER 2 bedroom, 1 bath unit with rare 1 SECURED, ASSIGNED PARKING stall. Private, gated, secured high floor entry with ocean view to relax at the end of the day! Upgrades include a fully renovated open kitchen, granite counters, full bathroom renovation, Toto Washlet & replaced A/C. Popular location at the gateway of Waikiki, near the beach, bus stops and all the Waikiki fun. Amenities include pool, BBQ area, meeting room, security guard and resident manager. Central A/C is separately metered along w/ unit & comm. area electricity. Comes w/ 2 storage! Okay to operate as a short-term rental or a wonderful place to call home. **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
1909 Ala Wai Boulevard 1504	\$199,000 LH	2 & 1/0	674 \$295	30,928 \$6	0	26%	15	9

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1909 Ala Wai Boulevard 1504	\$67 \$522 \$0	\$175,200	\$174,500	\$349,700	57%	1971 & 2014

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1909 Ala Wai Boulevard 1504	\$196,000	01-22-2018	98%	98%	Cash

[1909 Ala Wai Boulevard 1504](#) - MLS#: [201725049](#) - Beautiful canal, city, mountain & ocean views from this high floor upgraded CORNER 2 bedroom, 1 bath unit with rare 1 SECURED, ASSIGNED PARKING stall. Private, gated, secured high floor entry with ocean view to relax at the end of the day! Upgrades include a fully renovated open kitchen, granite counters, full bathroom renovation, Toto Washlet & replaced A/C. Popular location at the gateway of Waikiki, near the beach, bus stops and all the Waikiki fun. Amenities include pool, BBQ area, meeting room, security guard and resident manager. Central A/C is separately metered along w/ unit & comm. area electricity. Comes w/ 2 storage! Okay to operate as a short-term rental or a wonderful place to call home. **Region:** Metro **Neighborhood:** Waikiki **Condition:** Above Average, Excellent **Parking:** Assigned, Secured Entry **Total Parking:** 1 **View:** Marina/Canal, Mountain, Ocean, Sunrise **Frontage:** Stream/Canal **Pool:** **Zoning:** X6 - Resort Hotel Precinct **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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