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