1350 Ala Moana 1350 Ala Moana Boulevard Unit 2306, Honolulu 96814 * 1350 Ala Moana * $799,000

Sold Price: $770,000	Sold Date: 12-18-2020	Sold Ratio: 96%
Beds: **2**	MLS#: **202020573, FS**	Year Built: **1968**
Bath: **2/0**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **1,143**	List Date & DOM: **09-13-2020** & **57**	Total Parking: **1**
Land Sq. Ft.: **80,760**	Condition: **Above Average**	Assessed Value
Lanai Sq. Ft.: **100**	Frontage: **Ocean, Other**	Building: **$828,000**
Sq. Ft. Other: **0**	Tax/Year: **$217/2020**	Land: **$57,500**
Total Sq. Ft. **1,243**	Neighborhood: **Kakaako**	Total: **$885,500**
Maint./Assoc. **$1,319 / $0**	Flood Zone: **Zone AE - Tool**	Stories / CPR: **21+ / No**
Parking: **Covered - 1**	Frontage: **Ocean, Other**	
Zoning: **Kak – Kakaako Community Development Project**	View: **Coastline, Diamond Head, Ocean, Sunrise**	

Public Remarks: Spectacular ocean and Diamond Head views from this high floor unit on preferred Diamond Head side of building at 1350 Ala Moana designed by renowned architect Minoru Yamasaki. Very spacious, one of the largest units in the building. Freshly painted throughout. Nicely refinished tile flooring. Unparalleled location steps from Ala Moana Center, Ward Village and Ala Moana Beach Park. Resort like amenities abound with exercise room, heated pool & Jacuzzi and walking path around beautifully manicured lawns. Well managed and maintained building with 24 hour security. **Sale Conditions:** None **Schools:** Kaahumanu, Washington, Mckinley * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info




Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
1350 Ala Moana Boulevard 2306	$799,000	2 & 2/0	1,143 | $699	80,760 | $10	100	59%	23	57

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1350 Ala Moana Boulevard 2306	$217 | $1,319 | $0	$57,500	$828,000	$885,500	90%	1968 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1350 Ala Moana Boulevard 2306	$770,000	12-18-2020	96%	96%	Conventional

1350 Ala Moana Boulevard 2306 - MLS#: 202020573 - Spectacular ocean and Diamond Head views from this high floor unit on preferred Diamond Head side of building at 1350 Ala Moana designed by renowned architect Minoru Yamasaki. Very spacious, one of the largest units in the building. Freshly painted throughout. Nicely refinished tile flooring. Unparalleled location steps from Ala Moana Center, Ward Village and Ala Moana Beach Park. Resort like amenities abound with exercise room, heated pool & Jacuzzi and walking path around beautifully manicured lawns. Well managed and maintained building with 24 hour security. **Region:** Metro **Neighborhood:** Kakaako **Condition:** Above Average **Parking:** Covered - 1 **Total Parking:** 1 **View:** Coastline, Diamond Head, Ocean, Sunrise **Frontage:** Ocean,Other **Pool: Zoning:** Kak – Kakaako Community Development Project **Sale Conditions:** None **Schools:** Kaahumanu, Washington, Mckinley * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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