

Royal Kuhio 2240 Kuhio Avenue Unit 3801, Honolulu 96815 * Royal Kuhio * \$278,000 ***Originally \$298,000**

Beds: 3	MLS#: 202023634 , LH	Year Built: 1976
Bath: 3/0	Status: Expired	Remodeled:
Living Sq. Ft.: 2,000	List Date & DOM: 09-09-2020 & 56	Total Parking: 2
Land Sq. Ft.: 46,783	Condition: Average	Assessed Value
Lanai Sq. Ft.: 235	Frontage: Stream/Canal	Building: \$1,040,800
Sq. Ft. Other: 0	Tax/Year: \$623/2020	Land: \$157,000
Total Sq. Ft. 2,235	Neighborhood: Waikiki	Total: \$1,197,800
Maint./Assoc. \$3,662 / \$0	Flood Zone : Zone A - Tool	Stories / CPR: Split Level / No
Parking: Garage	Frontage: Stream/Canal	
Zoning : 18 - AMX-3 High Density Apt Mix	View: City, Golf Course, Mountain	

Public Remarks: Price to sell! Three bedroom, three bathroom secured condo with two parking in the heart of Waikiki. Easy and quick access to shopping, dining and beautiful Waikiki Beach. Awesome amenities include pool, security guard, recreation area, sauna, gym and much more! Leasehold property with monthly lease rent of \$1,804.00 per month, + maintenance fees of \$3,108.20/mo. + AC reimbursement of \$422.82/mo. + average monthly electricity of \$130.00/mo. Electricity amount will range on usage. Total monthly cost is approximately \$5,465.00. HOA Annual Charge of \$197. To enhance the property's potential, virtual staging was utilized in some of the photos. **Sale Conditions:** Lender Sale **Schools:** [Jefferson](#), [Washington](#), [Mckinley](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
2240 Kuhio Avenue 3801	\$278,000 LH	3 & 3/0	2,000 \$139	46,783 \$6	235	0%	38	56

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2240 Kuhio Avenue 3801	\$623 \$3,662 \$0	\$157,000	\$1,040,800	\$1,197,800	23%	1976 & NA

[2240 Kuhio Avenue 3801](#) - MLS#: [202023634](#) - Original price was \$298,000 - Price to sell! Three bedroom, three bathroom secured condo with two parking in the heart of Waikiki. Easy and quick access to shopping, dining and beautiful Waikiki Beach. Awesome amenities include pool, security guard, recreation area, sauna, gym and much more! Leasehold property with monthly lease rent of \$1,804.00 per month, + maintenance fees of \$3,108.20/mo. + AC reimbursement of \$422.82/mo. + average monthly electricity of \$130.00/mo. Electricity amount will range on usage. Total monthly cost is approximately \$5,465.00. HOA Annual Charge of \$197. To enhance the property's potential, virtual staging was utilized in some of the photos. **Region:** Metro **Neighborhood:** Waikiki **Condition:** Average **Parking:** Garage **Total Parking:** 2 **View:** City, Golf Course, Mountain **Frontage:** Stream/Canal **Pool:** **Zoning:** 18 - AMX-3 High Density Apt Mix **Sale Conditions:** Lender Sale **Schools:** [Jefferson](#), [Washington](#), [Mckinley](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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