

Kapiolani Residence 1631 Kapiolani Boulevard Unit 2310, Honolulu 96814 * Kapiolani Residence * \$795,000 * Originally \$824,000

Sold Price: \$770,000	Sold Date: 03-19-2021	Sold Ratio: 97%
Beds: 2	MLS#: 202028117, FS	Year Built: 2018
Bath: 2/0	Status: Sold	Remodeled:
Living Sq. Ft.: 922	List Date & DOM: 10-28-2020 & 98	Total Parking: 1
Land Sq. Ft.: 0	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 57	Frontage:	Building: \$689,900
Sq. Ft. Other: 0	Tax/Year: \$199/2021	Land: \$72,800
Total Sq. Ft. 979	Neighborhood: Ala Moana	Total: \$762,700
Maint./Assoc. \$593 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: One / No
Parking: Assigned, Covered - 1	Frontage:	
Zoning : 33 - BMX-3 Community Business M	View: Ocean	

Public Remarks: Significant Price Reduction of Over \$25K! Stop by today to see this Metro Gem! Excellent Location! Rarely available 2 bedroom 2 bath NEW building, unit filled w exceptional features. Amazing OCEAN VIEW w/ view of fire works. Centrally located next to the renowned Ala Moana Shopping Center, Beach, Park, and Convention Center. Just a few minutes away from Waikiki, Don Quijote, Palama, with a wide variety of restaurants and entertainment. Low maintenance fee!! BBQ Deck, party room, ample guest parking. Resident manager on site. 24hrs Fitness Gym located across the street. **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
1631 Kapiolani Boulevard 2310	\$795,000	2 & 2/0	922 \$862	0 \$inf	57	78%	23	98

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1631 Kapiolani Boulevard 2310	\$199 \$593 \$0	\$72,800	\$689,900	\$762,700	104%	2018 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1631 Kapiolani Boulevard 2310	\$770,000	03-19-2021	97%	93%	Conventional

[1631 Kapiolani Boulevard 2310](#) - MLS#: [202028117](#) - Original price was \$824,000 - Significant Price Reduction of Over \$25K! Stop by today to see this Metro Gem! Excellent Location! Rarely available 2 bedroom 2 bath NEW building, unit filled w exceptional features. Amazing OCEAN VIEW w/ view of fire works. Centrally located next to the renowned Ala Moana Shopping Center, Beach, Park, and Convention Center. Just a few minutes away from Waikiki, Don Quijote, Palama, with a wide variety of restaurants and entertainment. Low maintenance fee!! BBQ Deck, party room, ample guest parking. Resident manager on site. 24hrs Fitness Gym located across the street. **Region:** Metro **Neighborhood:** Ala Moana **Condition:** Excellent **Parking:** Assigned, Covered - 1 **Total Parking:** 1 **View:** Ocean **Frontage:** **Pool:** **Zoning:** 33 - BMX-3 Community Business M **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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