

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

**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
<a href="#">1631 Kapiolani Boulevard 2310</a>	<b>\$795,000</b>	2 & 2/0	922   \$862	0   \$inf	57	78%	23	98

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

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
<a href="#">1631 Kapiolani Boulevard 2310</a>	\$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