Moana Pacific 1296 Kapiolani Boulevard Unit II-2802, Honolulu 96814 * Moana Pacific * $764,500 * Originally $784,900

Sold Price: $741,000	Sold Date: 05-24-2021	Sold Ratio: 97%
Beds: **2**	MLS#: **202100884, FS**	Year Built: **2007**
Bath: **2/0**	Status: **Sold**	Remodeled: **2020**
Living Sq. Ft.: **923**	List Date & DOM: **01-13-2021** & **76**	Total Parking: **1**
Land Sq. Ft.: **0**	Condition: **Above Average**	Assessed Value
Lanai Sq. Ft.: **43**	Frontage:	Building: **$672,000**
Sq. Ft. Other: **0**	Tax/Year: **$210/2020**	Land: **$50,700**
Total Sq. Ft. **966**	Neighborhood: **Kakaako**	Total: **$722,700**
Maint./Assoc. **$641 / $0**	Flood Zone: **Zone AE - Tool**	Stories / CPR: **One / No**
Parking: **Assigned, Covered - 1, Guest**	Frontage:	
Zoning: **Kak – Kakaako Community Development Project**	View: **City, Mountain, Sunrise**	

Public Remarks: Highly desired 2 bedroom unit in Moana Pacific. Cooler side of the building with expansive mountain and city views. Unit has been refreshed with Composite Rigid Core Flooring (100% WaterProof), new paint and new fixtures. Unit also features granite counters, high end stainless steel appliances and more. This is a must see unit...hurry before its Gone! **Sale Conditions:** Lender Sale **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

1296 Kapiolani Boulevard II-2802	**$764,500**	2 & 2/0	923 | $828	0 | $inf	43	60%	28	76

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1296 Kapiolani Boulevard II-2802	$210 | $641 | $0	$50,700	$672,000	$722,700	106%	2007 & 2020

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1296 Kapiolani Boulevard II-2802	$741,000	05-24-2021	97%	94%	Conventional

1296 Kapiolani Boulevard II-2802 - MLS#: 202100884 - Original price was $784,900 - Highly desired 2 bedroom unit in Moana Pacific. Cooler side of the building with expansive mountain and city views. Unit has been refreshed with Composite Rigid Core Flooring (100% WaterProof), new paint and new fixtures. Unit also features granite counters, high end stainless steel appliances and more. This is a must see unit...hurry before its Gone! **Region:** Metro **Neighborhood:** Kakaako **Condition:** Above Average **Parking:** Assigned, Covered - 1, Guest **Total Parking:** 1 **View:** City, Mountain, Sunrise **Frontage: Pool:** **Zoning:** Kak – Kakaako Community Development Project **Sale Conditions:** Lender Sale **Schools:** Kaahumanu, Washington, Mckinley * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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