

**Yacht Harbor Towers 1600 Ala Moana Boulevard Unit 3502, Honolulu 96815 \* Yacht Harbor****Towers \* \$799,000**

Sold Price: \$825,000	Sold Date: 07-02-2021	Sold Ratio: 103%
Beds: <b>2</b>	MLS#: <b>202112735, FS</b>	Year Built: <b>1973</b>
Bath: <b>2/0</b>	Status: <b>Sold</b>	Remodeled:
Living Sq. Ft.: <b>1,173</b>	List Date & DOM: <b>05-20-2021 &amp; 6</b>	Total Parking: <b>2</b>
Land Sq. Ft.: <b>138,216</b>	Condition: <b>Average</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>121</b>	Frontage: <b>Other</b>	Building: <b>\$672,300</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$177/2020</b>	Land: <b>\$52,800</b>
Total Sq. Ft. <b>1,294</b>	Neighborhood: <b>Ala Moana</b>	Total: <b>\$725,100</b>
Maint./Assoc. <b>\$1,128 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone AE - Tool</b>	Stories / CPR: <b>One / No</b>
Parking: <b>Assigned, Covered - 2, Guest</b>	Frontage: <b>Other</b>	
<a href="#">Zoning</a> : <b>12 - A-2 Medium Density Apartme</b>	View: <b>Coastline, Marina/Canal, Ocean, Sunset</b>	

**Public Remarks:** Enjoy breathtaking ocean and marina views from every room in this high floor unit at Yacht Harbor Towers. This spacious two bedroom, two bath unit features a newer central AC system and great storage throughout the unit. Lanai has been enclosed with permit and building approval for additional interior square footage. Unit comes with TWO side by side, covered, parking stalls. Building amenities include: pool, jacuzzi, BBQ stations, recreation area and tennis courts. Conveniently located across the street from Ala Moana Shopping Center/Beach Park, residents are treated to an endless array of shopping, dining, and entertainment options. Maintenance fee includes ALL UTILITIES: electricity, water, sewer, gas, cable/internet. Assessments have been paid for in full by the Seller. **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="#">1600 Ala Moana Boulevard 3502</a>	<a href="#">\$799,000</a>	2 & 2/0	1,173   \$681	138,216   \$6	121	54%	35	6

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">1600 Ala Moana Boulevard 3502</a>	\$177   \$1,128   \$0	\$52,800	\$672,300	\$725,100	110%	1973 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
<a href="#">1600 Ala Moana Boulevard 3502</a>	\$825,000	07-02-2021	103%	103%	Conventional

[1600 Ala Moana Boulevard 3502](#) - MLS#: [202112735](#) - Enjoy breathtaking ocean and marina views from every room in this high floor unit at Yacht Harbor Towers. This spacious two bedroom, two bath unit features a newer central AC system and great storage throughout the unit. Lanai has been enclosed with permit and building approval for additional interior square footage. Unit comes with TWO side by side, covered, parking stalls. Building amenities include: pool, jacuzzi, BBQ stations, recreation area and tennis courts. Conveniently located across the street from Ala Moana Shopping Center/Beach Park, residents are treated to an endless array of shopping, dining, and entertainment options. Maintenance fee includes ALL UTILITIES: electricity, water, sewer, gas, cable/internet. Assessments have been paid for in full by the Seller. **Region:** Metro **Neighborhood:** Ala Moana **Condition:** Average **Parking:** Assigned, Covered - 2, Guest **Total Parking:** 2 **View:** Coastline, Marina/Canal, Ocean, Sunset **Frontage:** Other **Pool:** **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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