Yacht Harbor Towers 1600 Ala Moana Boulevard Unit 3502, Honolulu 96815 * Yacht Harbor

Towers * \$799,000

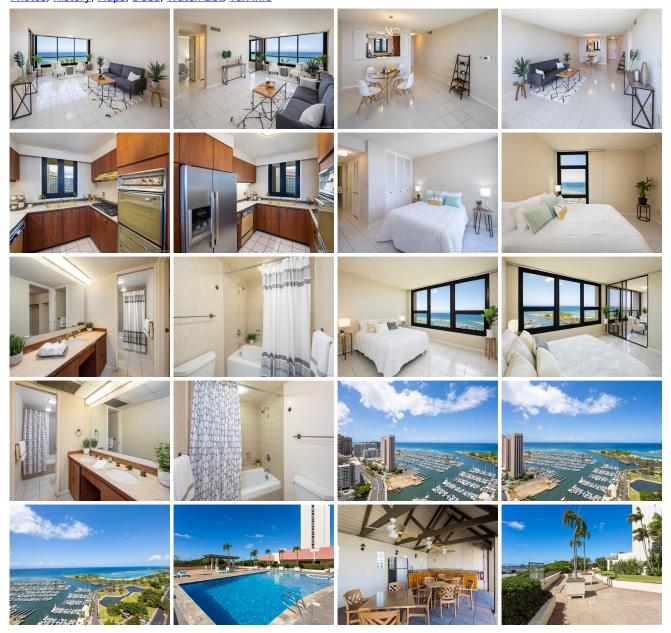
Sold Price: \$825,000 Sold Date: 07-02-2021 Sold Ratio: 103% Beds: 2 MLS#: 202112735, FS Year Built: 1973 Bath: 2/0 Status: Sold Remodeled: Living Sq. Ft.: **1,173** List Date & DOM: 05-20-2021 & 6 Total Parking: 2 Land Sq. Ft.: 138,216 Condition: Average **Assessed Value**

Lanai Sq. Ft.: **121** Frontage: Other Building: \$672,300 Sq. Ft. Other: 0 Tax/Year: \$177/2020 Land: \$52,800 Total Sq. Ft. 1,294 Neighborhood: Ala Moana Total: \$725,100 Maint./Assoc. **\$1,128 / \$0** Flood Zone: Zone AE - Tool Stories / CPR: One / No

Frontage: Other Parking: Assigned, Covered - 2, Guest

View: Coastline, Marina/Canal, Ocean, Sunset **Zoning: 12 - A-2 Medium Density Apartme**

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
1600 Ala Moana Boulevard 3502	\$799,000	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
1600 Ala Moana Boulevard 3502	\$177 \$1,128 \$0	\$52,800	\$672,300	\$725,100	110%	1973 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1600 Ala Moana Boulevard 3502	\$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