

Royal Kuhio 2240 Kuhio Avenue Unit 3801, Honolulu 96815 * Royal Kuhio * \$185,000 ***Originally \$199,900**

Sold Price: \$150,000 Sold Date: 09-30-2021 Sold Ratio: 81%
 Beds: **3** MLS#: **202119236, LH** Year Built: **1976**
 Bath: **3/0** Status: **Sold** Remodeled:
 Living Sq. Ft.: **2,000** List Date & DOM: **07-20-2021 & 50** Total Parking: **2**
 Land Sq. Ft.: **46,783** Condition: **Average** [Assessed Value](#)
 Lanai Sq. Ft.: **235** Frontage:
 Sq. Ft. Other: **0** Tax/Year: **\$623/2020** Building: **\$1,094,200**
 Total Sq. Ft. **2,235** Neighborhood: **Waikiki** Land: **\$166,500**
 Maint./Assoc. **\$3,556 / \$0** [Flood Zone](#): **Zone A - Tool** Total: **\$1,260,700**
 Parking: **Assigned, Covered - 2, Garage, Secured Entry** Frontage:
 View: **City, Golf Course, Marina/Canal, Mountain**

Zoning: 18 - AMX-3 High Density Apt Mix

Public Remarks: Priced to sell. 3 bedroom, 3 full bathroom, penthouse unit in Royal Kuhio with two assigned parking stalls. Secured Condo in the heart of Waikiki. Close to International Marketplace, restaurants, famous Waikiki Beach. Awesome amenities include swimming pool, recreation area, sauna, gym, surfboard storage with easy access. Seller to provide closing credit to the buyer in the amount of \$3,608 to cover 2 months leasehold fees. Seller will provide an American Home Shield 1 year warranty with the property including A/C coverage. **Sale Conditions:** Lender Sale **Schools:** , , * [Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
2240 Kuhio Avenue 3801	\$185,000 LH	3 & 3/0	2,000 \$93	46,783 \$4	235	31%	38	50

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2240 Kuhio Avenue 3801	\$623 \$3,556 \$0	\$166,500	\$1,094,200	\$1,260,700	15%	1976 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
2240 Kuhio Avenue 3801	\$150,000	09-30-2021	81%	75%	Cash 3608

[2240 Kuhio Avenue 3801](#) - MLS#: [202119236](#) - Original price was \$199,900 - Priced to sell. 3 bedroom, 3 full bathroom, penthouse unit in Royal Kuhio with two assigned parking stalls. Secured Condo in the heart of Waikiki. Close to International Marketplace, restaurants, famous Waikiki Beach. Awesome amenities include swimming pool, recreation area, sauna, gym, surfboard storage with easy access. Seller to provide closing credit to the buyer in the amount of \$3,608 to cover 2 months leasehold fees. Seller will provide an American Home Shield 1 year warranty with the property including A/C coverage.
Region: Metro **Neighborhood:** Waikiki **Condition:** Average **Parking:** Assigned, Covered - 2, Garage, Secured Entry **Total Parking:** 2 **View:** City, Golf Course, Marina/Canal, Mountain **Frontage:** **Pool:** **Zoning:** 18 - AMX-3 High Density Apt Mix **Sale Conditions:** Lender Sale **Schools:** , , * [Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info](#)

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