

**Makiki Royal 1310 Heulu Street Unit 201, Honolulu 96822 \* Makiki Royal \* \$685,000 \*****Originally \$710,000**

Beds: <b>2</b>	MLS#: <b>202123367, FS</b>	Year Built: <b>1971</b>
Bath: <b>2/0</b>	Status: <b>Cancelled</b>	Remodeled: <b>2014</b>
Living Sq. Ft.: <b>1,545</b>	List Date & DOM: <b>09-17-2021 &amp; 137</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>0</b>	Frontage:	Building: <b>\$468,700</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$155/2021</b>	Land: <b>\$104,600</b>
Total Sq. Ft. <b>1,545</b>	Neighborhood: <b>Makiki Area</b>	Total: <b>\$573,300</b>
Maint./Assoc. <b>\$1,008 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone X - Tool</b>	Stories / CPR: <b>One / No</b>
Parking: <b>Open - 1</b>	Frontage:	
<a href="#">Zoning</a> : <b>12 - A-2 Medium Density Apartme</b>	View: <b>None</b>	

**Public Remarks:** PRICE REDUCED!! A rare find in Makiki Royal boasts a spacious 1,545 SF with beautiful mountain views, parking, and private laundry. This two bedroom, two bath has lots of storage, a renovated kitchen, and a large open floor plan. The building has two units per floor, high owner occupancy, and units seldom go on the market. Convenient access to the freeway, Ala Moana, schools and hospitals, the central location is a huge plus. Makiki Royal is well-maintained with a beautiful entry garden, heated salt water pool and meeting room. Each unit has an assigned and secure storage locker on the ground floor. The parking is located on the upper level in stall number 40 and secure bike racks are located in the lower parking garage. 5 Guest parking stalls are available as well as street parking around the neighborhood. Photos are digitally staged. **Sale Conditions:** None **Schools:** [Lincoln](#), [Stevenson](#), [Roosevelt](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	Lanai	Occ.	FL	DOM
<a href="#">1310 Heulu Street 201</a>	<b>\$685,000</b>	2 & 2/0	1,545   \$443	0   \$inf	0	68%	2	137

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">1310 Heulu Street 201</a>	\$155   \$1,008   \$0	\$104,600	\$468,700	\$573,300	119%	1971 & 2014

[1310 Heulu Street 201](#) - MLS#: [202123367](#) - Original price was \$710,000 - PRICE REDUCED!! A rare find in Makiki Royal boasts a spacious 1,545 SF with beautiful mountain views, parking, and private laundry. This two bedroom, two bath has lots of storage, a renovated kitchen, and a large open floor plan. The building has two units per floor, high owner occupancy, and units seldom go on the market. Convenient access to the freeway, Ala Moana, schools and hospitals, the central location is a huge plus. Makiki Royal is well-maintained with a beautiful entry garden, heated salt water pool and meeting room. Each unit has an assigned and secure storage locker on the ground floor. The parking is located on the upper level in stall number 40 and secure bike racks are located in the lower parking garage. 5 Guest parking stalls are available as well as street parking around the neighborhood. Photos are digitally staged. **Region:** Metro **Neighborhood:** Makiki Area **Condition:** Excellent **Parking:** Open - 1 **Total Parking:** 1 **View:** None **Frontage:** Pool: **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** [Lincoln](#), [Stevenson](#), [Roosevelt](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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