

Waikiki Sunset 229 Paoakalani Avenue Unit 3509, Honolulu 96815 * Waikiki Sunset *

\$575,000 * Originally \$578,000

Sold Price: \$565,000	Sold Date: 12-13-2021	Sold Ratio: 98%
Beds: 1	MLS#: 202123423 , FS	Year Built: 1979
Bath: 1/0	Status: Sold	Remodeled:
Living Sq. Ft.: 546	List Date & DOM: 09-07-2021 & 41	Total Parking: 1
Land Sq. Ft.: 49,963	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 55	Frontage:	Building: \$447,000
Sq. Ft. Other: 0	Tax/Year: \$286/2020	Land: \$79,100
Total Sq. Ft. 601	Neighborhood: Waikiki	Total: \$526,100
Maint./Assoc. \$760 / \$0	Flood Zone : Zone AE - Tool	Stories / CPR: 21+ / No
Parking: Covered - 1, Unassigned	Frontage:	
Zoning : X2 - Apartment Precinct	View: City, Diamond Head, Mountain	

Public Remarks: High floor unit with beautiful ocean views. Convenient location in Waikiki, close to the beach, park, zoo, shops and restaurants. Unit has a non-conforming use certificate and is currently in the Aston Hotel rental program. There is a Special Assessment fee of \$350/mo for 10 months, starting in August 2021 for the drain pipe replacement of the unit. **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
229 Paoakalani Avenue 3509	\$575,000	1 & 1/0	546 \$1,053	49,963 \$12	55	19%	35	41

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
229 Paoakalani Avenue 3509	\$286 \$760 \$0	\$79,100	\$447,000	\$526,100	109%	1979 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
229 Paoakalani Avenue 3509	\$565,000	12-13-2021	98%	98%	Cash

[229 Paoakalani Avenue 3509](#) - MLS#: [202123423](#) - Original price was \$578,000 - High floor unit with beautiful ocean views. Convenient location in Waikiki, close to the beach, park, zoo, shops and restaurants. Unit has a non-conforming use certificate and is currently in the Aston Hotel rental program. There is a Special Assessment fee of \$350/mo for 10 months, starting in August 2021 for the drain pipe replacement of the unit. **Region:** Metro **Neighborhood:** Waikiki **Condition:** Above Average **Parking:** Covered - 1, Unassigned **Total Parking:** 1 **View:** City, Diamond Head, Mountain **Frontage:** Pool: **Zoning:** X2 - Apartment Precinct **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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