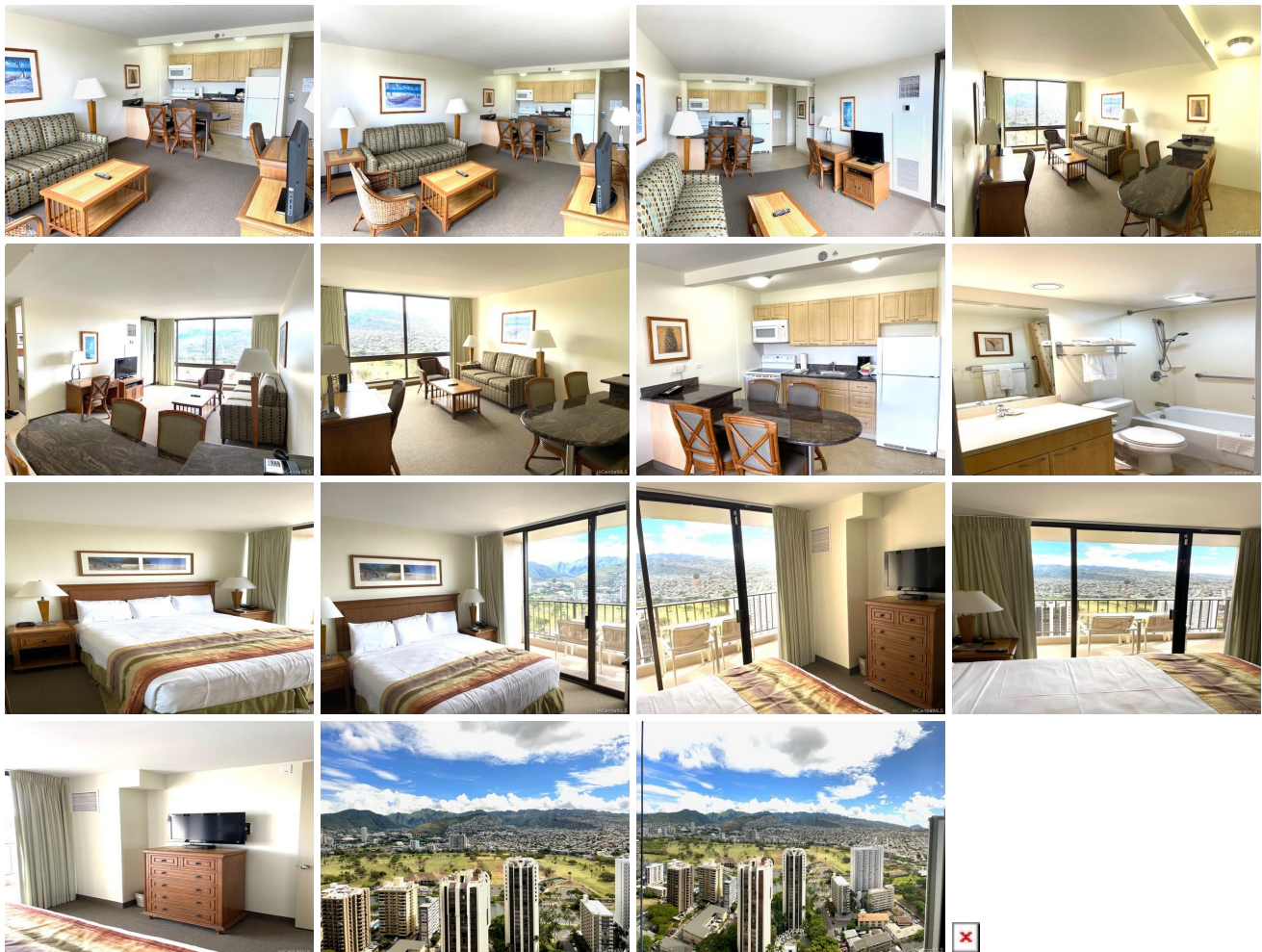


# **Waikiki Sunset 229 Paoakalani Avenue Unit 3509, Honolulu 96815 \* Waikiki Sunset \***

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

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

**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 |
|--------------------------------------------|------------------|----------|---------------|---------------|-------|------|----|-----|
| <a href="#">229 Paoakalani Avenue 3509</a> | <b>\$575,000</b> | 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 |
|--------------------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">229 Paoakalani Avenue 3509</a> | \$286   \$760   \$0 | \$79,100      | \$447,000         | \$526,100      | 109%  | 1979 & NA        |

| Address | Sold Price | Sold Date | Sold Ratio | Original Ratio | Sold Terms |
|---------|------------|-----------|------------|----------------|------------|
|---------|------------|-----------|------------|----------------|------------|

|                                            |           |            |     |     |      |
|--------------------------------------------|-----------|------------|-----|-----|------|
| <a href="#">229 Paoakalani Avenue 3509</a> | \$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