The Watermark 1551 Ala Wai Boulevard Unit 1205, Honolulu 96815 * The Watermark * $1,995,000 * Originally $2,195,000

Sold Price:	$1,825,000	Sold Date:	04-14-2022	Sold Ratio:	91%
Beds:	**3**	MLS#:	**202125092, FS**	Year Built:	**2008**
Bath:	**3/1**	Status:	**Sold**	Remodeled:	
Living Sq. Ft.:	**2,198**	List Date & DOM:	**10-01-2021** & **139**	Total Parking:	**3**
Land Sq. Ft.:	**0**	Condition:	**Excellent**	Assessed Value	
Lanai Sq. Ft.:	**144**	Frontage:		Building:	**$1,582,200**
Sq. Ft. Other:	**0**	Tax/Year:	**$1,265/2021**	Land:	**$435,400**
Total Sq. Ft.	**2,342**	Neighborhood:	**Waikiki**	Total:	**$2,017,600**
Maint./Assoc.	**$2,730 / $0**	Flood Zone:	**Zone AE - Tool**	Stories / CPR:	**/ No**
Parking:	**Covered - 3+**	Frontage:			
Zoning:	**X2 - Apartment Precinct**	View:	**City, Garden, Marina/Canal, Ocean, Sunset**		

Public Remarks: This unit features Ocean View, Marina View, Garden View, and Ala Wai Canal View. The unit is cul de sac, which has three direction's (east, south & west) windows or lanais with much cooler and more breeze. Newly upgraded with the bamboo floor throughout the unit and upgraded Lanai floor with luxury tiles. The bathroom offers a deep soaking tub and BIDET system in every bathroom. The kitchen countertop has been upgraded with new touch. Designer upgraded includes wood flooring, closet systems, and window coverings. **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
1551 Ala Wai Boulevard 1205	**$1,995,000**	3 & 3/1	2,198 | $908	0 | $inf	144	83%	12	139

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1551 Ala Wai Boulevard 1205	$1,265 | $2,730 | $0	$435,400	$1,582,200	$2,017,600	99%	2008 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1551 Ala Wai Boulevard 1205	$1,825,000	04-14-2022	91%	83%	Cash

1551 Ala Wai Boulevard 1205 - MLS#: 202125092 - Original price was $2,195,000 - This unit features Ocean View, Marina View, Garden View, and Ala Wai Canal View. The unit is cul de sac, which has three direction's (east, south & west) windows or lanais with much cooler and more breeze. Newly upgraded with the bamboo floor throughout the unit and upgraded Lanai floor with luxury tiles. The bathroom offers a deep soaking tub and BIDET system in every bathroom. The kitchen countertop has been upgraded with new touch. Designer upgraded includes wood flooring, closet systems, and window coverings. **Region:** Metro **Neighborhood:** Waikiki **Condition:** Excellent **Parking:** Covered - 3+ **Total Parking:** 3 **View:** City, Garden, Marina/Canal, Ocean, Sunset **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