

Makee Ailana 204 Kapahulu Avenue Unit 304, Honolulu 96815 * Makee Ailana * \$800,000

Sold Price: \$700,000	Sold Date: 06-22-2022	Sold Ratio: 88%
Beds: 2	MLS#: 202129199, FS	Year Built: 1967
Bath: 2/0	Status: Sold	Remodeled:
Living Sq. Ft.: 1,014	List Date & DOM: 11-18-2021 & 171	Total Parking: 1
Land Sq. Ft.: 13,504	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 102	Frontage:	Building: \$500,300
Sq. Ft. Other: 0	Tax/Year: \$173/2021	Land: \$91,400
Total Sq. Ft. 1,116	Neighborhood: Waikiki	Total: \$591,700
Maint./Assoc. \$810 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: 8-14 / No
Parking: Assigned, Open - 1, Street	Frontage:	
Zoning : X6 - Resort Mixed Use Precinct	View: Diamond Head	

Public Remarks: Spacious 1,014 s.f. floor plan features 2 bed/bath suites, each w/ walk-in closets. plus 102 s.f. lanai with aluminum roll-up shades. Smaller 14-story condo (2 parking floors + 12 residential floors) across Honolulu Zoo and steps from Kuhio/Queen's Beach. Only 4 units per floor. Single-load corridor and extra bed/bath windows (in the end units) maximizes ventilation. Flood Zone X (not A, AE, AO). Dishwasher and full-size washer and dryer. Laminate and ceramic tile floors throughout. Ceiling fans in LR/BRs; split A/C in bedrooms. Wall-mirror in living/dining room. X-wide parking stall #48 (at the top of the ramp to the 2nd floor or parking structure) visible from unit. Nicely-maintained but a great chance to customize to your personal taste. \$810/mo maintenance fee includes cable TV (why pay for someone else's central A/C and electricity usage?). Building has a 3-month minimum lease requirement. **Sale Conditions:** None **Schools:** [Jefferson](#), [Washington](#), [Kaimuki](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
204 Kapahulu Avenue 304	\$800,000	2 & 2/0	1,014 \$789	13,504 \$59	102	46%	5	171

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
204 Kapahulu Avenue 304	\$173 \$810 \$0	\$91,400	\$500,300	\$591,700	135%	1967 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
204 Kapahulu Avenue 304	\$700,000	06-22-2022	88%	88%	VA

[204 Kapahulu Avenue 304](#) - MLS#: [202129199](#) - Spacious 1,014 s.f. floor plan features 2 bed/bath suites, each w/ walk-in closets. plus 102 s.f. lanai with aluminum roll-up shades. Smaller 14-story condo (2 parking floors + 12 residential floors) across Honolulu Zoo and steps from Kuhio/Queen's Beach. Only 4 units per floor. Single-load corridor and extra bed/bath windows (in the end units) maximizes ventilation. Flood Zone X (not A, AE, AO). Dishwasher and full-size washer and dryer. Laminate and ceramic tile floors throughout. Ceiling fans in LR/BRs; split A/C in bedrooms. Wall-mirror in living/dining room. X-wide parking stall #48 (at the top of the ramp to the 2nd floor or parking structure) visible from unit. Nicely-maintained but a great chance to customize to your personal taste. \$810/mo maintenance fee includes cable TV (why pay for someone else's central A/C and electricity usage?). Building has a 3-month minimum lease requirement. **Region:** Metro **Neighborhood:** Waikiki **Condition:** Above Average **Parking:** Assigned, Open - 1, Street **Total Parking:** 1 **View:** Diamond Head **Frontage:** Pool: **Zoning:** X6 - Resort Mixed Use Precinct **Sale Conditions:** None **Schools:** [Jefferson](#), [Washington](#), [Kaimuki](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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