

Royal Kuhio 2240 Kuhio Avenue Unit 2005, Honolulu 96815 * Royal Kuhio * \$185,000 ***Originally \$195,000**

Sold Price: \$165,000	Sold Date: 09-09-2022	Sold Ratio: 89%
Beds: 1	MLS#: 202208274 , LH	Year Built: 1976
Bath: 1/0	Status: Sold	Remodeled:
Living Sq. Ft.: 538	List Date & DOM: 05-02-2022 & 74	Total Parking: 1
Land Sq. Ft.: 46,783	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 76	Golf Course,	Building: \$332,300
Sq. Ft. Other: 0	Frontage: Other,	
Total Sq. Ft. 614	Stream/Canal	
Maint./Assoc. \$877 / \$0	Tax/Year: \$114/2021	Land: \$39,300
Parking: Assigned, Covered - 1	Neighborhood: Waikiki	Total: \$371,600
	Flood Zone : Zone AO - Tool	Stories / CPR: 21+ / No
	Frontage: Golf Course, Other, Stream/Canal	
Zoning : AM - Apartment Mixed Use	View: Garden, Golf Course, Marina/Canal, Mountain	

Public Remarks: Desirable and Fresh 1 bedroom, 1 bathroom high rise luxury corner unit condo in the Heart of Waikiki! Close to famous Waikiki Beaches! Easy access to Buslines, Diamond Head, Universities, and Kaka'ako. Enjoy gorgeous mountain, canal, and golf course views from your breezy lanai. Awesome resort-like amenities (being renovated) include a rooftop pool, bbq, sauna, tennis court, rec area, putting green, and exercise room. The maintenance fee is \$876.88 per month. The lease rent is \$425.75 per month and expires at the end of 2041. Unit sold in 'as is' condition. **Sale Conditions:** None **Schools:** [Jefferson](#), [Washington](#), [Mckinley](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
2240 Kuhio Avenue 2005	\$185,000 LH	1 & 1/0	538 \$344	46,783 \$4	76	8%	20	74

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2240 Kuhio Avenue 2005	\$114 \$877 \$0	\$39,300	\$332,300	\$371,600	50%	1976 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
2240 Kuhio Avenue 2005	\$165,000	09-09-2022	89%	85%	Cash

[2240 Kuhio Avenue 2005](#) - MLS#: [202208274](#) - Original price was \$195,000 - Desirable and Fresh 1 bedroom, 1 bathroom high rise luxury corner unit condo in the Heart of Waikiki! Close to famous Waikiki Beaches! Easy access to Buslines, Diamond Head, Universities, and Kaka'ako. Enjoy gorgeous mountain, canal, and golf course views from your breezy lanai. Awesome resort-like amenities (being renovated) include a rooftop pool, bbq, sauna, tennis court, rec area, putting green, and exercise room. The maintenance fee is \$876.88 per month. The lease rent is \$425.75 per month and expires at the end of 2041. Unit sold in 'as is' condition. **Region:** Metro **Neighborhood:** Waikiki **Condition:** Above Average **Parking:** Assigned, Covered - 1 **Total Parking:** 1 **View:** Garden, Golf Course, Marina/Canal, Mountain **Frontage:** Golf Course, Other, Stream/Canal **Pool:** **Zoning:** AM - Apartment Mixed Use **Sale Conditions:** None **Schools:** [Jefferson](#), [Washington](#), [Mckinley](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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