The Central Ala Moana 1391 Kapiolani Boulevard Unit 2312, Honolulu 96814 * The Central Ala Moana * $1,850,000 * Originally $2,090,000

Sold Price: $1,700,000	Sold Date: 07-05-2023	Sold Ratio: 92%
Beds: **3**	MLS#: **202214243, FS**	Year Built: **2021**
Bath: **2/0**	Status: **Sold**	Remodeled: **2021**
Living Sq. Ft.: **1,240**	List Date & DOM: **07-25-2022** & **249**	Total Parking: **2**
Land Sq. Ft.: **0**	Condition: **Excellent**	Assessed Value
Lanai Sq. Ft.: **100**	Frontage: **Other**	Building: **$917,400**
Sq. Ft. Other: **0**	Tax/Year: **$387/2021**	Land: **$95,800**
Total Sq. Ft. **1,340**	Neighborhood: **Ala Moana**	Total: **$1,013,200**
Maint./Assoc. **$856 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **One, 21+ / No**
Parking: **Covered - 2, Guest**	Frontage: **Other**	
Zoning: **33 - BMX-3 Community Business M**	View: **City, Coastline, Ocean, Sunset**	

Public Remarks: Situated in the Heart of Honolulu sits The Central Ala Moana #2312, a newly completed 3 bedroom, 2 bath luxury high-rise residence. This high floor corner unit enjoys a modern open-concept main living, kitchen, and dining area. Just off the main living area, you'll find a covered lanai overlooking stunning Pacific Ocean vistas stretching from east to west. The primary bedroom suite also is situated facing south with beautiful Ocean views, while the second and third bedrooms sit facing east with City, Park, and Mountain views. Full suite amenities include an infinity-edge heated pool with water feature, exercise gym, kid's play area, multiple barbecue cabanas and seating areas, dog park, and more. This superb location puts you directly across from Ala Moana Center and just a block from Ala Moana Beach Park, leaving dining, shopping, entertainment, water sports & more easily accessible. **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
1391 Kapiolani Boulevard 2312	**$1,850,000**	3 & 2/0	1,240 | $1,492	0 | $inf	100	30%	23	249

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1391 Kapiolani Boulevard 2312	$387 | $856 | $0	$95,800	$917,400	$1,013,200	183%	2021 & 2021

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1391 Kapiolani Boulevard 2312	$1,700,000	07-05-2023	92%	81%	Cash

1391 Kapiolani Boulevard 2312 - MLS#: 202214243 - Original price was $2,090,000 - Situated in the Heart of Honolulu sits The Central Ala Moana #2312, a newly completed 3 bedroom, 2 bath luxury high-rise residence. This high floor corner unit enjoys a modern open-concept main living, kitchen, and dining area. Just off the main living area, you'll find a covered lanai overlooking stunning Pacific Ocean vistas stretching from east to west. The primary bedroom suite also is situated facing south with beautiful Ocean views, while the second and third bedrooms sit facing east with City, Park, and Mountain views. Full suite amenities include an infinity-edge heated pool with water feature, exercise gym, kid's play area, multiple barbecue cabanas and seating areas, dog park, and more. This superb location puts you directly across from Ala Moana Center and just a block from Ala Moana Beach Park, leaving dining, shopping, entertainment, water sports & more easily accessible. **Region:** Metro **Neighborhood:** Ala Moana **Condition:** Excellent **Parking:** Covered - 2, Guest **Total Parking:** 2 **View:** City, Coastline, Ocean, Sunset **Frontage:** Other **Pool: Zoning:** 33 - BMX-3 Community Business M **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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