

Ilikai Marina 1765 Ala Moana Boulevard Unit 1382, Honolulu 96815 * Ilikai Marina ***\$875,000**

Beds: 1	MLS#: 202309208, FS	Year Built: 1968
Bath: 1/0	Status: Active	Remodeled:
Living Sq. Ft.: 651	List Date & DOM: 04-20-2023 & 382	Total Parking: 0
Land Sq. Ft.: 55,016	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 28	Frontage:	Building: \$582,500
Sq. Ft. Other: 0	Tax/Year: \$229/2023	Land: \$202,500
Total Sq. Ft. 679	Neighborhood: Waikiki	Total: \$785,000
Maint./Assoc. \$1,026 / \$0	Flood Zone : Zone AE - Tool	Stories / CPR: / No
Parking: None	Frontage:	

Zoning: X6 - Resort Mixed Use PrecinctView: **Coastline, Marina/Canal, Ocean, Sunset**

Public Remarks: AMAZING PANORAMIC OCEANFRONT VIEWS! • Great Location. The building is located at the beginning of Waikiki and away from congested areas. Ala Moana Shopping Center (The largest in the State) is only a 5-minute walk. Several Beaches and many restaurants are also within a short walking distance • High floor (above traffic and restaurant noises below) • Chart House and Red Lobster Restaurants are located on the street level • Full kitchen and upgraded tropical furnishings. • Full-length closets in the bedroom and the bathroom, unlike the small 4 ft closets found in other units • No Bed Bugs Here: King Tempur-Pedic bed, with encasements impermeable to mites, bed bugs, mold, and bacteria • Upgraded wheelchair-accessible bathroom with roll-in shower and a roll-under sink • Wheelchair-accessible bedroom. Access to both sides of the bedroom. Seller is doing a 1031 Exchange **Sale Conditions:** Subject To Repl. Property **Schools:** [Ala Wai](#), [Washington](#), [Kaimuki](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
1765 Ala Moana Boulevard 1382	\$875,000	1 & 1/0	651 \$1,344	55,016 \$16	28	12%	13	382

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1765 Ala Moana Boulevard 1382	\$229 \$1,026 \$0	\$202,500	\$582,500	\$785,000	111%	1968 & NA

[1765 Ala Moana Boulevard 1382](#) - MLS#: [202309208](#) - AMAZING PANORAMIC OCEANFRONT VIEWS! • Great Location. The building is located at the beginning of Waikiki and away from congested areas. Ala Moana Shopping Center (The largest in the State) is only a 5-minute walk. Several Beaches and many restaurants are also within a short walking distance • High floor (above traffic and restaurant noises below) • Chart House and Red Lobster Restaurants are located on the street level • Full kitchen and upgraded tropical furnishings. • Full-length closets in the bedroom and the bathroom, unlike the small 4 ft closets found in other units • No Bed Bugs Here: King Tempur-Pedic bed, with encasements impermeable to mites, bed bugs, mold, and bacteria • Upgraded wheelchair-accessible bathroom with roll-in shower and a roll-under sink • Wheelchair-accessible bedroom. Access to both sides of the bedroom. Seller is doing a 1031 Exchange **Region:** Metro **Neighborhood:** Waikiki **Condition:** Above Average **Parking:** None **Total Parking:** 0 **View:** Coastline, Marina/Canal, Ocean, Sunset **Frontage:** Pool: **Zoning:** X6 - Resort Mixed Use Precinct **Sale Conditions:** Subject To Repl. Property **Schools:** [Ala Wai](#), [Washington](#), [Kaimuki](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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