

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

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|------------------------------------|--|--------------------------------|
| 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 Mona 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 Mona 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