

Yacht Harbor Towers 1600 Ala Moana Boulevard Unit 3204, Honolulu 96815 * Yacht Harbor Towers * \$1,125,000 * Originally \$1,300,000

Beds: 2	MLS#: 202316167, FS	Year Built: 1973
Bath: 2/0	Status: Active	Remodeled: 2016
Living Sq. Ft.: 1,324	List Date & DOM: 07-11-2023 & 308	Total Parking: 2
Land Sq. Ft.: 138,216	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 0	Frontage: Other	Building: \$981,700
Sq. Ft. Other: 0	Tax/Year: \$217/2022	Land: \$61,600
Total Sq. Ft. 1,324	Neighborhood: Ala Moana	Total: \$1,043,300
Maint./Assoc. \$1,426 / \$0	Flood Zone : Zone AE - Tool	Stories / CPR: 21+ / No
Parking: Assigned, Covered - 2, Guest	Frontage: Other	
Zoning : 12 - A-2 Medium Density Apartme	View: City, Marina/Canal, Ocean, Sunset	

Public Remarks: MOTIVATED SELLER FURTHER REDUCED THE PRICE TO \$1,125,000. Gorgeous views of ocean, marina, and Magic Island from this thirty-second floor apartment of Yacht Harbor Towers' EWA building. Highly renovated and furnished by noted interior designer, Jamie Jackson. Shows sleek, simple and sophisticated elegance. Walking distance to Ala Moana Shopping Center, Ala Moana Beach Park, many restaurants and Waikiki. Amenities include heated swimming pool, whirlpool, recreation deck, BBQ area, and tennis court. Two side-by-side parking stalls, and the building offers pay-parking for guests. Tight security and maintenance by YHT Owner's Association. Maintenance fee total \$1,882.41 (\$1,425: MF + \$423.24: Common Are Reserve Contribution, and \$33.96: Residential Reserve) . MF includes water, hot-water sewer, electricity, gas, central AC, basic cable TV, and other common expenses. No pets allowed. Apartment shows itself in very good condition, but please use "AS "IS Condition Addendum. **Sale Conditions:** None **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
1600 Ala Moana Boulevard 3204	\$1,125,000	2 & 2/0	1,324 \$850	138,216 \$8	0	52%	32	308

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1600 Ala Moana Boulevard 3204	\$217 \$1,426 \$0	\$61,600	\$981,700	\$1,043,300	108%	1973 & 2016

[1600 Ala Moana Boulevard 3204](#) - MLS#: [202316167](#) - Original price was \$1,300,000 - MOTIVATED SELLER FURTHER REDUCED THE PRICE TO \$1,125,000. Gorgeous views of ocean, marina, and Magic Island from this thirty-second floor apartment of Yacht Harbor Towers' EWA building. Highly renovated and furnished by noted interior designer, Jamie Jackson. Shows sleek, simple and sophisticated elegance. Walking distance to Ala Moana Shopping Center, Ala Moana Beach Park, many restaurants and Waikiki. Amenities include heated swimming pool, whirlpool, recreation deck, BBQ area, and tennis court. Two side-by-side parking stalls, and the building offers pay-parking for guests. Tight security and maintenance by YHT Owner's Association. Maintenance fee total \$1,882.41 (\$1,425: MF + \$423.24: Common Are Reserve Contribution, and \$33.96: Residential Reserve) . MF includes water, hot-water sewer, electricity, gas, central AC, basic cable TV, and other common expenses. No pets allowed. Apartment shows itself in very good condition, but please use "AS "IS Condition Addendum. **Region:** Metro **Neighborhood:** Ala Moana **Condition:** Excellent **Parking:** Assigned, Covered - 2, Guest **Total Parking:** 2 **View:** City, Marina/Canal, Ocean, Sunset **Frontage:** Other **Pool:** **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** [Ala Wai](#), [Washington](#), [Kaimuki](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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