

Royal Aloha 1909 Ala Wai Boulevard Unit 605, Honolulu 96815 * Royal Aloha * \$295,000 *

Originally \$289,000

Beds: 2	MLS#: 202319262, LH	Year Built: 1971
Bath: 1/0	Status: Active Under Contract	Remodeled: 2020
Living Sq. Ft.: 674	List Date & DOM: 08-13-2023 & 155	Total Parking: 1
Land Sq. Ft.: 30,928	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 50	Frontage:	Building: \$176,400
Sq. Ft. Other: 0	Tax/Year: \$107/2023	Land: \$189,600
Total Sq. Ft. 724	Neighborhood: Waikiki	Total: \$366,000
Maint./Assoc. \$778 / \$0	Flood Zone : Zone AO - Tool	Stories / CPR: 21+ / No
Parking: Assigned, Covered - 1, Garage, Secured Entry	Frontage:	
Zoning : X6 - Resort Mixed Use Precinct	View: City, Ocean, Other, Sunset	

Public Remarks: Active again, back on market due to previous buyer's default. EZ to show. Comes with 1 covered secured parking stall! Bldg zoned for vacation rentals. Kitchen renovated. Comes with electric fireplace. Stainless steel range/oven, hood/light, side by side refrigerator. Unit just painted. Laminate vinyl wood floors. Unit is very cool with cross breeze, even with central AC. Lanai faces McCully. Unit and stall are sold "as is". **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
1909 Ala Wai Boulevard 605	\$295,000 LH	2 & 1/0	674 \$438	30,928 \$10	50	44%	6	155

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1909 Ala Wai Boulevard 605	\$107 \$778 \$0	\$189,600	\$176,400	\$366,000	81%	1971 & 2020

[1909 Ala Wai Boulevard 605](#) - MLS#: [202319262](#) - Original price was \$289,000 - Active again, back on market due to previous buyer's default. EZ to show. Comes with 1 covered secured parking stall! Bldg zoned for vacation rentals. Kitchen renovated. Comes with electric fireplace. Stainless steel range/oven, hood/light, side by side refrigerator. Unit just painted. Laminate vinyl wood floors. Unit is very cool with cross breeze, even with central AC. Lanai faces McCully. Unit and stall are sold "as is". **Region:** Metro **Neighborhood:** Waikiki **Condition:** Above Average **Parking:** Assigned, Covered - 1, Garage, Secured Entry **Total Parking:** 1 **View:** City, Ocean, Other, Sunset **Frontage:** **Pool:** **Zoning:** X6 - Resort Mixed Use Precinct **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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