One Kalakaua Senior Living 1314 Kalakaua Avenue Unit 904, Honolulu 96826 * One

Kalakaua Senior Living * \$290,000 * Originally \$350,000

Beds: 2 MLS#: 202320040, FS Year Built: 1996 Bath: 1/0 Status: Active Remodeled: Living Sq. Ft.: 709 List Date & DOM: **08-26-2023** & **260** Total Parking: 1 Land Sq. Ft.: **51,575** Condition: Above Average **Assessed Value** Lanai Sq. Ft.: 0 Frontage: Other Building: \$550,900 Sq. Ft. Other: 0 Tax/Year: \$178/2023 Land: **\$59,000** Total Sq. Ft. 709 Neighborhood: Makiki Area Total: \$609,900 Maint./Assoc. \$2,236 / \$0 Flood Zone: Zone X - Tool Stories / CPR: 8-14 / No

Parking: Assigned, Covered - 1, Guest, Street Frontage: Other

Zoning: 33 - BMX-3 Community Business M View: City, Sunset

Public Remarks: Major Price reduction for this senior living community unit. One Kalakaua offers private dining, entertainment, and weekly housekeeping cleaning. RESIDENT AGE RESTRICTION 55+. Senior living with independent, assisted living services. 32 bed Arcadia Family operated Skilled Nursing Care on the 2nd floor. It is a separate entity from One Kalakaua Senior Living. Please contact them for details and tour. 24-hour security. 2-bedroom one bath living area flows well from the entry to kitchen, living room and 2nd bedroom/ ofc for maximum versatility. In above average condition but to be sold in "AS-IS" condition. Mandatory Club dues \$1,042.00. There is an additional cost per additional resident. Check One Kalakaua Senior Living web site for additional information on services.. **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land A	Avg.	Lanai	Occ.	FL	DOM
1314 Kalakaua Avenue 904	\$290,000	2 & 1/0	709 \$409	51,575	\$6	0	47%	9	260

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1314 Kalakaua Avenue 904	\$178 \$2,236 \$0	\$59,000	\$550,900	\$609,900	48%	1996 & NA

1314 Kalakaua Avenue 904 - MLS#: 202320040 - Original price was \$350,000 - Major Price reduction for this senior living community unit. One Kalakaua offers private dining, entertainment, and weekly housekeeping cleaning. RESIDENT AGE RESTRICTION 55+. Senior living with independent, assisted living services. 32 bed Arcadia Family operated Skilled Nursing Care on the 2nd floor. It is a separate entity from One Kalakaua Senior Living. Please contact them for details and tour. 24-hour security. 2-bedroom one bath living area flows well from the entry to kitchen, living room and 2nd bedroom/ ofc for maximum versatility. In above average condition but to be sold in "AS-IS" condition. Mandatory Club dues \$1,042.00. There is an additional cost per additional resident. Check One Kalakaua Senior Living web site for additional information on services.. Region: Metro Neighborhood: Makiki Area Condition: Above Average Parking: Assigned, Covered - 1, Guest, Street Total Parking: 1 View: City, 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