

Villa On Eaton Square 400 Hobron Lane Unit 3112, Honolulu 96815 * Villa On Eaton Square

*** \$479,000 * Originally \$560,000**

Beds: 1	MLS#: 202321817, FS	Year Built: 1974
Bath: 1/0	Status: Active	Remodeled: 2021
Living Sq. Ft.: 582	List Date & DOM: 10-03-2023 & 221	Total Parking: 1
Land Sq. Ft.: 104,718	Condition: Excellent, Above Average	Assessed Value
Lanai Sq. Ft.: 48	Frontage:	Building: \$445,900
Sq. Ft. Other: 0	Tax/Year: \$118/2023	Land: \$59,600
Total Sq. Ft. 630	Neighborhood: Waikiki	Total: \$505,500
Maint./Assoc. \$809 / \$0	Flood Zone : Zone AE - Tool	Stories / CPR: 21+ / No
Parking: Covered - 1, Garage, Secured Entry, Unassigned	Frontage:	
Zoning : 12 - A-2 Medium Density Apartme	View: City, Mountain, Ocean, Sunset	

Public Remarks: VA Loan assumption at 3.75%.The Villa on Eaton Square. Pet friendly. Ala Moana Beach Park and sunset views. Rooftop deck, BBQ, heated pool, and gym, with 360-degree island views and Friday fireworks. In-unit washer & dryer. HOA includes electricity, AC, water, sewer, and trash. One unassigned parking in a controlled access garage with a storage locker. The building offers a commercial side with a grocery store, bakery, restaurants, and massage parlor, among other convenience establishments. ABC store & 7Eleven 1 block away. Waikiki shops, bars, restaurants, and nightlife within walking distance. Ala Moana Mall/Ala Moana Beach Park/Magic Island/Ft Derussy Beach/Hale Koa Hotel/Hawaiian Hilton Village/Lagoon fireworks, within walking distance. 24 hr security. **Sale Conditions:** None **Schools:** [Jefferson](#), [Washington](#), [Kaimuki](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
400 Hobron Lane 3112	\$479,000	1 & 1/0	582 \$823	104,718 \$5	48	35%	31	221

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
400 Hobron Lane 3112	\$118 \$809 \$0	\$59,600	\$445,900	\$505,500	95%	1974 & 2021

400 Hobron Lane 3112 - MLS#: 202321817 - Original price was \$560,000 - VA Loan assumption at 3.75%.The Villa on Eaton Square. Pet friendly. Ala Moana Beach Park and sunset views. Rooftop deck, BBQ, heated pool, and gym, with 360-degree island views and Friday fireworks. In-unit washer & dryer. HOA includes electricity, AC, water, sewer, and trash. One unassigned parking in a controlled access garage with a storage locker. The building offers a commercial side with a grocery store, bakery, restaurants, and massage parlor, among other convenience establishments. ABC store & 7Eleven 1 block away. Waikiki shops, bars, restaurants, and nightlife within walking distance. Ala Moana Mall/Ala Moana Beach Park/Magic Island/Ft Derussy Beach/Hale Koa Hotel/Hawaiian Hilton Village/Lagoon fireworks, within walking distance. 24 hr security. Region: Metro Neighborhood: Waikiki Condition: Excellent, Above Average Parking: Covered - 1, Garage, Secured Entry, Unassigned Total Parking: 1 View: City, Mountain, Ocean, Sunset Frontage: Pool: Zoning: 12 - A-2 Medium Density Apartme Sale Conditions: None Schools: Jefferson , Washington , Kaimuki * Request Showing , Photos , History , Maps , Deed , Watch List , Tax Info

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