

The Ritz-Carlton Residences Twr 2 - 383 2139 Kuhio Avenue Unit 2908, Honolulu 96815 *

The Ritz-Carlton Residences Twr 2 - 383 * \$1,485,000 * Originally \$1,575,000

Beds: 1	MLS#: <u>202322553</u>, FS	Year Built: 2018
Bath: 2/0	Status: Active	Remodeled:
Living Sq. Ft.: 714	List Date & DOM: 10-09-2023 & 219	Total Parking: 0
Land Sq. Ft.: 0	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 28	Frontage: Other	Building: \$982,500
Sq. Ft. Other: 0	Tax/Year: \$1,342/2023	Land: \$141,200
Total Sq. Ft. 742	Neighborhood: Waikiki	Total: \$1,123,700
Maint./Assoc. \$1,442 / \$0	Flood Zone : Zone AO - Tool	Stories / CPR: 21+ / No
Parking: None, Other	Frontage: Other	
Zoning : X6 - Resort Mixed Use Precinct	View: Diamond Head, Ocean	

Public Remarks: Island-Style Luxury meets 5-Star Resort Resort Living at the Ritz-Carlton Residences Waikiki. Located in the newer Diamond Head Tower 2 completed in 2018, this 1 bedroom, 2 full bath end-unit enjoys stunning 180-degree views of the Pacific Ocean, partial Diamond Head, Ala Wai Canal, and Ko'olau Mountains. Enter to find a contemporary floor plan combining living, kitchen, and dining spaces. A private lanai just off the main living area is the perfect place to enjoy morning sunrises with views of paradise. The bedroom suite also features direct Diamond Head and Ocean views, and features a true resort ensuite bathroom with separate deep soaking tub and walk-in shower. Centrally located in Waikiki, fine dining, high-end shopping, sandy beaches, stretching coastlines, and water activities are just minutes away. A Lifestyle of Luxury awaits at the Ritz. This property is an ADA-compliant unit. **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
2139 Kuhio Avenue 2908	<u>\$1,485,000</u>	1 & 2/0	714 \$2,080	0 \$inf	28	5%	28	219

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2139 Kuhio Avenue 2908	\$1,342 \$1,442 \$0	\$141,200	\$982,500	\$1,123,700	132%	2018 & NA

[2139 Kuhio Avenue 2908](#) - MLS#: [202322553](#) - Original price was \$1,575,000 - Island-Style Luxury meets 5-Star Resort Resort Living at the Ritz-Carlton Residences Waikiki. Located in the newer Diamond Head Tower 2 completed in 2018, this 1 bedroom, 2 full bath end-unit enjoys stunning 180-degree views of the Pacific Ocean, partial Diamond Head, Ala Wai Canal, and Ko'olau Mountains. Enter to find a contemporary floor plan combining living, kitchen, and dining spaces. A private lanai just off the main living area is the perfect place to enjoy morning sunrises with views of paradise. The bedroom suite also features direct Diamond Head and Ocean views, and features a true resort ensuite bathroom with separate deep soaking tub and walk-in shower. Centrally located in Waikiki, fine dining, high-end shopping, sandy beaches, stretching coastlines, and water activities are just minutes away. A Lifestyle of Luxury awaits at the Ritz. This property is an ADA-compliant unit.
Region: Metro **Neighborhood:** Waikiki **Condition:** Excellent **Parking:** None, Other **Total Parking:** 0 **View:** Diamond Head, Ocean **Frontage:** Other **Pool:** **Zoning:** X6 - Resort Mixed Use Precinct **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