

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

**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 |
|--|--------------------|----------|---------------|-------------|-------|------|----|-----|
| <a href="#">2139 Kuhio Avenue 2908</a> | <b>\$1,485,000</b> | 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 |
|--|-------------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">2139 Kuhio Avenue 2908</a> | \$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