

Luana Waikiki 2045 Kalakaua Avenue Unit 415, Honolulu 96815 * Luana Waikiki * \$465,000

*** Originally \$475,000**

Beds: 0	MLS#: 202325677, FS	Year Built: 1971
Bath: 1/0	Status: Active	Remodeled:
Living Sq. Ft.: 313	List Date & DOM: 11-23-2023 & 171	Total Parking: 0
Land Sq. Ft.: 0	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 34	Frontage:	Building: \$288,900
Sq. Ft. Other: 0	Tax/Year: \$451/2023	Land: \$88,800
Total Sq. Ft. 347	Neighborhood: Waikiki	Total: \$377,700
Maint./Assoc. \$923 / \$0	Flood Zone : Zone AO - Tool	Stories / CPR: 15-20 / No
Parking: None	Frontage:	
Zoning : X6 - Resort Mixed Use Precinct	View: City, Ocean	

Public Remarks: Rare legal short term rental - 415 is a one-of-a-kind meticulously designed studio, making it one of the most spacious studios at Luana. The space has been transformed with a keen eye for detail and functionality, seamlessly blending the kitchen into the living area for a more open feel. Clever adjustments include the removal of the armoire overhang, creating a larger living area with comfortable seating for 6. The custom woodwork throughout this unit is impeccable, a must see! The entrance has been partitioned to serve as both a stylish welcome area, while a pocket door to the bathroom optimizes space and adds privacy. Ceiling was modified to provide built-in lighting throughout and a ceiling fan which adds to the natural Hawaii ambiance. This allows you to enjoy the gentle island breeze with the doors open. Wall-mounted TV, custom wood cover for AC unit and custom cabinets and new granite in both the kitchen and bath. These thoughtfully chosen fixtures add a touch of modern elegance to the natural Hawaiian feel of this residence. The entire unit has been tastefully furnished and refreshed and with the sofa bed it sleeps 4. Experience luxury, comfort & functionality at its finest. **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
2045 Kalakaua Avenue 415	\$465,000	0 & 1/0	313 \$1,486	0 \$inf	34	100%	4	171

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2045 Kalakaua Avenue 415	\$451 \$923 \$0	\$88,800	\$288,900	\$377,700	123%	1971 & NA

2045 Kalakaua Avenue 415 - MLS#: 202325677 - Original price was \$475,000 - Rare legal short term rental - 415 is a one-of-a-kind meticulously designed studio, making it one of the most spacious studios at Luana. The space has been transformed with a keen eye for detail and functionality, seamlessly blending the kitchen into the living area for a more open feel. Clever adjustments include the removal of the armoire overhang, creating a larger living area with comfortable seating for 6. The custom woodwork throughout this unit is impeccable, a must see! The entrance has been partitioned to serve as both a stylish welcome area, while a pocket door to the bathroom optimizes space and adds privacy. Ceiling was modified to provide built-in lighting throughout and a ceiling fan which adds to the natural Hawaii ambiance. This allows you to enjoy the gentle island breeze with the doors open. Wall-mounted TV, custom wood cover for AC unit and custom cabinets and new granite in both the kitchen and bath. These thoughtfully chosen fixtures add a touch of modern elegance to the natural Hawaiian feel of this residence. The entire unit has been tastefully furnished and refreshed and with the sofa bed it sleeps 4. Experience luxury, comfort & functionality at its finest. Region: Metro Neighborhood: Waikiki Condition: Excellent Parking: None Total Parking: 0 View: City, Ocean 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