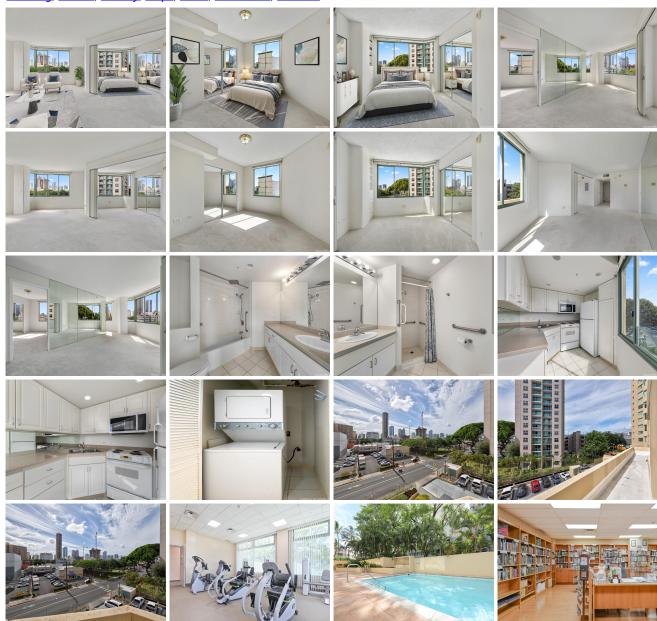
## One Kalakaua Senior Living 1314 Kalakaua Avenue Unit 302, Honolulu 96826 \* One

## Kalakaua Senior Living \* \$330,000 \* Originally \$430,000

Beds: 2 MLS#: 202325686, FS Year Built: 1996 Bath: 2/0 Status: Active Remodeled: 2023 Living Sq. Ft.: 832 List Date & DOM: 11-18-2023 & 190 Total Parking: 1 Land Sq. Ft.: 0 Condition: Above Average **Assessed Value** Lanai Sq. Ft.: 0 Frontage: Other Building: \$615,300 Sa. Ft. Other: 0 Tax/Year: \$130/2023 Land: **\$69.300** Total Sq. Ft. 832 Neighborhood: Makiki Area Total: \$684,600 Stories / CPR: 15-20 / No Maint./Assoc. \$2,623 / \$0 Flood Zone: Zone X - Tool

Parking: Covered - 1, Guest, Street Frontage: Other Zoning: 33 - BMX-3 Community Business M View: None

**Public Remarks:** NEW & IMPROVED PRICE AND OPTIONS! The buyer has the option to either keep the mirrored wall, benefiting from its illusion of space and light enhancement, or opt for a pass-through window from the kitchen to the living room, facilitating improved flow and modernization. Don't miss this chance to own a corner end unit that boasts abundant natural light along with an amazing price reduction! 55+ Senior Living Community at its best! Enjoy the senior lifestyle at One Kalakaua Senior Living (OKSL) including excellent daily meal service in the OKSL dining room exercise classes, Tai-Chi classes, heated pool and jacuzzi, activities, events and excursions. Weekly doctor visits, OKSL assistance in living nursing services, Hale Ola Kino, an on-site 32-bed skilled nursing facility. Arts and crafts classes and game room activities. Weekly maid service and a professional staff of over 100 providing 24/7 emergency response service and daily bed checks. Relax and enjoy the One Kalakaua Lifestyle. Other fees include Club Dues - Verify exact amount **Sale Conditions:** None **Schools:** , , \* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info









Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	Lanai	Occ. F	LDOM
1314 Kalakaua Avenue 302	\$330,000	2 & 2/0	832   \$397	0   \$inf	0	42% 3	190

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1314 Kalakaua Avenue 302	\$130   \$2,623   \$0	\$69,300	\$615,300	\$684,600	48%	1996 & 2023

1314 Kalakaua Avenue 302 - MLS#: 202325686 - Original price was \$430,000 - NEW & IMPROVED PRICE AND OPTIONS! The buyer has the option to either keep the mirrored wall, benefiting from its illusion of space and light enhancement, or opt for a pass-through window from the kitchen to the living room, facilitating improved flow and modernization. Don't miss this chance to own a corner end unit that boasts abundant natural light along with an amazing price reduction! 55+ Senior Living Community at its best! Enjoy the senior lifestyle at One Kalakaua Senior Living (OKSL) including excellent daily meal service in the OKSL dining room exercise classes, Tai-Chi classes, heated pool and jacuzzi, activities, events and excursions. Weekly doctor visits, OKSL assistance in living nursing services, Hale Ola Kino, an on-site 32-bed skilled nursing facility. Arts and crafts classes and game room activities. Weekly maid service and a professional staff of over 100 providing 24/7 emergency response service and daily bed checks. Relax and enjoy the One Kalakaua Lifestyle. Other fees include Club Dues - Verify exact amount Region: Metro Neighborhood: Makiki Area Condition: Above Average Parking: Covered - 1, Guest, Street Total Parking: 1 View: None 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