

Ala Wailani 2609 Ala Wai Boulevard Unit 403, Honolulu 96815 * Ala Wailani * \$368,000 *

Originally \$379,000

Beds: 1	MLS#: <u>202327964</u>, FS	Year Built: 1969
Bath: 1/0	Status: Active	Remodeled:
Living Sq. Ft.: 642	List Date & DOM: 12-14-2023 & 149	Total Parking: 1
Land Sq. Ft.: 10,803	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$262,300
Sq. Ft. Other: 0	Tax/Year: \$41/2023	Land: \$77,800
Total Sq. Ft. 642	Neighborhood: Waikiki	Total: \$340,100
Maint./Assoc. \$790 / \$0	Flood Zone : Zone AE - Tool	Stories / CPR: 8-14 / No
Parking: Assigned, Guest	Frontage:	
Zoning : X2 - Apartment Precinct	View: None	

Public Remarks: Welcome to Ala Wailani! This move-in ready 1 bed 1 bath unit with a parking stall offers the perfect blend of convenience and comfort. This unit features a spacious living area and an enclosed lanai for added space. A versatile bonus room adds flexibility to your living arrangements—transform it into a home office or use it as a second bedroom. Located at the entrance to Waikiki, enjoy easy access to beaches, an array of restaurants, and all the entertainment that Waikiki has to offer. **Sale Conditions:** Subject To Repl. Property **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
2609 Ala Wai Boulevard 403	<u>\$368,000</u>	1 & 1/0	642 \$573	10,803 \$34	0	62%	4	149

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2609 Ala Wai Boulevard 403	\$41 \$790 \$0	\$77,800	\$262,300	\$340,100	108%	1969 & NA

2609 Ala Wai Boulevard 403 - MLS#: **202327964** - Original price was \$379,000 - Welcome to Ala Wailani! This move-in ready 1 bed 1 bath unit with a parking stall offers the perfect blend of convenience and comfort. This unit features a spacious living area and an enclosed lanai for added space. A versatile bonus room adds flexibility to your living arrangements—transform it into a home office or use it as a second bedroom. Located at the entrance to Waikiki, enjoy easy access to beaches, an array of restaurants, and all the entertainment that Waikiki has to offer. **Region:** Metro **Neighborhood:** Waikiki **Condition:** Above Average **Parking:** Assigned, Guest **Total Parking:** 1 **View:** None **Frontage:** Pool: **Zoning:** X2 - Apartment Precinct **Sale Conditions:** Subject To Repl. Property **Schools:** [Jefferson](#), [Washington](#), [Kaimuki](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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