

**Aloha Lani 2211 Ala Wai Boulevard Unit 2306, Honolulu 96815 \* Aloha Lani \* \$360,000 \***

**Originally \$365,000**

Beds: <b>1</b>	MLS#: <b>202328227, FS</b>	Year Built: <b>1976</b>
Bath: <b>1/0</b>	Status: <b>Active</b>	Remodeled: <b>2023</b>
Living Sq. Ft.: <b>413</b>	List Date & DOM: <b>12-21-2023 &amp; 140</b>	Total Parking: <b>1</b>
Land Sq. Ft.: <b>47,175</b>	Condition: <b>Above Average</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>0</b>	Frontage: <b>Stream/Canal</b>	Building: <b>\$301,100</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$28/2023</b>	Land: <b>\$36,400</b>
Total Sq. Ft. <b>413</b>	Neighborhood: <b>Waikiki</b>	Total: <b>\$337,500</b>
Maint./Assoc. <b>\$604 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone AO - Tool</b>	Stories / CPR: <b>/ No</b>
Parking: <b>Assigned, Covered - 1, Garage, Guest, Secured Entry, Street</b>	Frontage: <b>Stream/Canal</b>	

**Zoning: 33 - BMX-3 Community Business M**

**View: City, Golf Course, Marina/Canal, Mountain, Ocean, Sunrise, Sunset**

**Public Remarks:** \$10,000 SELLER CREDIT to buyers closing costs. Use credit to buy down your rate and lower your monthly payment. Remodeled bathroom, fresh paint and new luxury vinyl plank flooring. Higher floor with view of the canal, mountains, tail of Diamond Head, golf course and peek-a-boo ocean/Royal Hawaiian hotel view from bedroom. Resort-like amenities include; sauna, pool, hot tub, rec room, rec deck, gazebos, bbqs and weight room. Close to Waikiki Beach, dining, entertainment, walking path along the canal, shopping and entertainment **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
<a href="#">2211 Ala Wai Boulevard 2306</a>	<b>\$360,000</b>	1 & 1/0	413   \$872	47,175   \$8	0	37%	22	140

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">2211 Ala Wai Boulevard 2306</a>	\$28   \$604   \$0	\$36,400	\$301,100	\$337,500	107%	1976 & 2023

[2211 Ala Wai Boulevard 2306](#) - MLS#: [202328227](#) - Original price was \$365,000 - \$10,000 SELLER CREDIT to buyers closing costs. Use credit to buy down your rate and lower your monthly payment. Remodeled bathroom, fresh paint and new luxury vinyl plank flooring. Higher floor with view of the canal, mountains, tail of Diamond Head, golf course and peek-a-boo ocean/Royal Hawaiian hotel view from bedroom. Resort-like amenities include; sauna, pool, hot tub, rec room, rec deck, gazebos, bbqs and weight room. Close to Waikiki Beach, dining, entertainment, walking path along the canal, shopping and entertainment **Region:** Metro **Neighborhood:** Waikiki **Condition:** Above Average **Parking:** Assigned, Covered - 1, Garage, Guest, Secured Entry, Street **Total Parking:** 1 **View:** City, Golf Course, Marina/Canal, Mountain, Ocean, Sunrise, Sunset **Frontage:** Stream/Canal **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