

**Moana Pacific 1296 Kapiolani Boulevard Unit II-3803, Honolulu 96814 \* Moana Pacific \*****\$1,099,000 \* Originally \$1,127,000**

|                                                                             |                                                                      |                                |
|-----------------------------------------------------------------------------|----------------------------------------------------------------------|--------------------------------|
| Beds: <b>3</b>                                                              | MLS#: <b>202400237, FS</b>                                           | Year Built: <b>2007</b>        |
| Bath: <b>2/0</b>                                                            | Status: <b>Pending</b>                                               | Remodeled:                     |
| Living Sq. Ft.: <b>1,206</b>                                                | List Date & DOM: <b>01-09-2024 &amp; 105</b>                         | Total Parking: <b>2</b>        |
| Land Sq. Ft.: <b>0</b>                                                      | Condition: <b>Excellent, Above Average</b>                           | <a href="#">Assessed Value</a> |
| Lanai Sq. Ft.: <b>42</b>                                                    | Frontage:                                                            | Building: <b>\$1,073,600</b>   |
| Sq. Ft. Other: <b>0</b>                                                     | Tax/Year: <b>\$237/2023</b>                                          | Land: <b>\$74,500</b>          |
| Total Sq. Ft. <b>1,248</b>                                                  | Neighborhood: <b>Kakaako</b>                                         | Total: <b>\$1,148,100</b>      |
| Maint./Assoc. <b>\$1,232 / \$0</b>                                          | <a href="#">Flood Zone</a> : <b>Zone AE - Tool</b>                   | Stories / CPR: <b>21+ / No</b> |
| Parking: <b>Assigned, Covered - 2, Guest, Secured Entry</b>                 | Frontage:                                                            |                                |
| <a href="#">Zoning</a> : <b>Kak - Kakaako Community Development Project</b> | View: <b>City, Coastline, Diamond Head, Mountain, Ocean, Sunrise</b> |                                |

**Public Remarks:** PANORAMIC VIEWS!!! From breathtaking ocean to mountain, Magic Island, yacht harbor, twinkling city lights, fireworks every Friday night, and the Koolaus. Enjoy watching gorgeous sunrises, nice breezes, and beautiful rainbow views in the heart of Honolulu (Kakaako). Highly desired 3/2/2 corner-end unit on the cool Diamond Head side with side-by-side parking on the 2nd floor near elevator entrance. Meticulously maintained ready to move-in Luxury/modern living at Great Value. Secured building with amenities rival any resort hotels, including everything you can imagine, even golf cage and putting greens! Awesome location, easy access to Ala Moana shopping center, beach and park, Ward Village, restaurants, Don Quijote, Walmart, Wholefoods, Foodland and much more. Don't miss this opportunity to get high floor 03 unit in the East Tower!! **Sale Conditions:** None **Schools:** [Kaahumanu](#), [Washington](#), [Mckinley](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



| Address                                          | Price              | Bd & Bth | Living / Avg. | Land   Avg. | Lanai | Occ. | FL | DOM |
|--------------------------------------------------|--------------------|----------|---------------|-------------|-------|------|----|-----|
| <a href="#">1296 Kapiolani Boulevard II-3803</a> | <b>\$1,099,000</b> | 3 & 2/0  | 1,206   \$911 | 0   \$inf   | 42    | 48%  | 36 | 105 |

| Address                                          | Tax   Maint.   Ass.   | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|--------------------------------------------------|-----------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">1296 Kapiolani Boulevard II-3803</a> | \$237   \$1,232   \$0 | \$74,500      | \$1,073,600       | \$1,148,100    | 96%   | 2007 & NA        |

[1296 Kapiolani Boulevard II-3803](#) - MLS#: [202400237](#) - Original price was \$1,127,000 - PANORAMIC VIEWS!!! From breathtaking ocean to mountain, Magic Island, yacht harbor, twinkling city lights, fireworks every Friday night, and the Koolaus. Enjoy watching gorgeous sunrises, nice breezes, and beautiful rainbow views in the heart of Honolulu (Kakaako). Highly desired 3/2/2 corner-end unit on the cool Diamond Head side with side-by-side parking on the 2nd floor near elevator entrance. Meticulously maintained ready to move-in Luxury/modern living at Great Value. Secured building with amenities rival any resort hotels, including everything you can imagine, even golf cage and putting greens! Awesome location, easy access to Ala Moana shopping center, beach and park, Ward Village, restaurants, Don Quijote, Walmart, Wholefoods, Foodland and much more. Don't miss this opportunity to get high floor 03 unit in the East Tower!! **Region:** Metro **Neighborhood:** Kakaako **Condition:** Excellent, Above Average **Parking:** Assigned, Covered - 2, Guest, Secured Entry **Total Parking:** 2 **View:** City, Coastline, Diamond Head, Mountain, Ocean, Sunrise **Frontage:** **Pool:** **Zoning:** Kak - Kakaako Community Development Project **Sale Conditions:** None **Schools:** [Kaahumanu](#), [Washington](#), [Mckinley](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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