

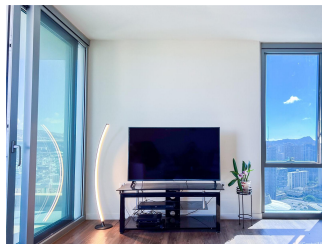
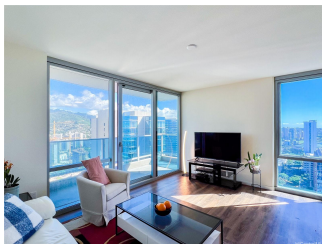
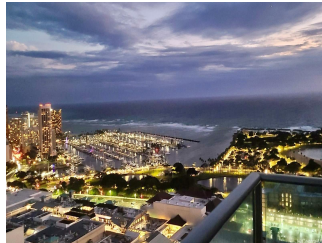
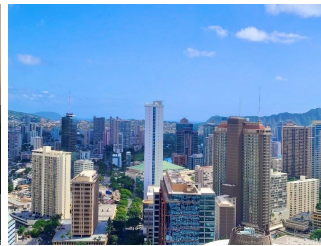
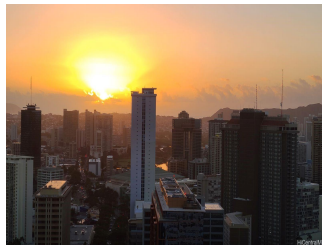
The Central Ala Moana 1391 Kapiolani Boulevard Unit 4007, Honolulu 96814 * The Central

Ala Moana * \$1,448,000

Beds: 2	MLS#: <u>202400462</u>, FS	Year Built: 2021
Bath: 2/0	Status: Active	Remodeled:
Living Sq. Ft.: 981	List Date & DOM: 01-09-2024 & 127	Total Parking: 2
Land Sq. Ft.: 62,328	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 150	Frontage: Other	Building: \$1,023,100
Sq. Ft. Other: 0	Tax/Year: \$447/2024	Land: \$77,900
Total Sq. Ft. 1,131	Neighborhood: Ala Moana	Total: \$1,101,000
Maint./Assoc. \$783 / \$0	Flood Zone : Zone X - <u>Tool</u>	Stories / CPR: 21+ / No
Parking: Covered - 2	Frontage: Other	
Zoning : 33 - BMX-3 Community Business M	View: City, Coastline, Diamond Head, Mountain, Ocean, Sunrise	

Public Remarks: Perfectly situated across from Ala Moana Shopping Center, this large 40th floor Diamond Head corner unit 2/2/2 with a large 150 square feet wrap-around lanai where you can watch fireworks from Duke Kahanamoku Beach every Friday and enjoy the sunrises between Koko Marina and Diamond Head every morning. Enjoy the cool Hawaiian trade winds from the Ko'olau mountains and radiant Hawaiian waves from Magic Island. This pristine, one-owner unit offers ceiling to floor windows, Samsung appliances, Toto brand toilets, Grohe shower fixtures, and a large storage room. The Central Ala Moana offers resort-like amenities: 2 pools, jacuzzi, cabanas, dog park, playground, recreation room that entertains 20 or more with full size kitchen and flat screen tv, BBQ patios, gym, and more. Building also has EV stations on almost every floor of garage and storage areas. Just a few feet away there are fine dining options and hundreds of shops at Ala Moana Shopping Center; 2 blocks away is the popular Ala Moana Recreational Park, Ala Moana Beach and Magic Island. Waikiki and Downtown Honolulu are within walking distance. Location, Location, Location! Contains one or more enhanced photos. **Sale Conditions:** None

Schools: [Lunalilo](#), [Washington](#), [Mckinley](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)





Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
1391 Kapiolani Boulevard 4007	\$1,448,000	2 & 2/0	981 \$1,476	62,328 \$23	150	68%	40	127

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1391 Kapiolani Boulevard 4007	\$447 \$783 \$0	\$77,900	\$1,023,100	\$1,101,000	132%	2021 & NA

[1391 Kapiolani Boulevard 4007](#) - MLS#: [202400462](#) - Perfectly situated across from Ala Moana Shopping Center, this large 40th floor Diamond Head corner unit 2/2/2 with a large 150 square feet wrap-around lanai where you can watch fireworks from Duke Kahanamoku Beach every Friday and enjoy the sunrises between Koko Marina and Diamond Head every morning. Enjoy the cool Hawaiian trade winds from the Ko'olau mountains and radiant Hawaiian waves from Magic Island. This pristine, one-owner unit offers ceiling to floor windows, Samsung appliances, Toto brand toilets, Grohe shower fixtures, and a large storage room. The Central Ala Moana offers resort-like amenities: 2 pools, jacuzzi, cabanas, dog park, playground, recreation room that entertains 20 or more with full size kitchen and flat screen tv, BBQ patios, gym, and more. Building also has EV stations on almost every floor of garage and storage areas. Just a few feet away there are fine dining options and hundreds of shops at Ala Moana Shopping Center; 2 blocks away is the popular Ala Moana Recreational Park, Ala Moana Beach and Magic Island. Waikiki and Downtown Honolulu are within walking distance. Location, Location, Location! Contains one or more enhanced photos. **Region:** Metro **Neighborhood:** Ala Moana **Condition:** Excellent **Parking:** Covered - 2 **Total Parking:** 2 **View:** City, Coastline, Diamond Head, Mountain, Ocean, Sunrise **Frontage:** Other **Pool:** **Zoning:** 33 - BMX-3 Community Business M **Sale Conditions:** None **Schools:** [Lunalilo](#), [Washington](#), [Mckinley](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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