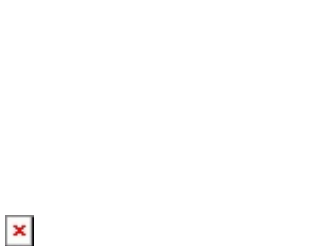
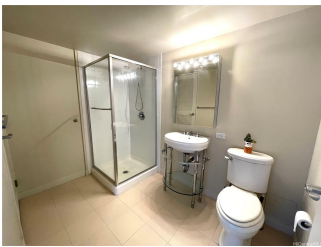


Moana Pacific 1296 Kapiolani Boulevard Unit 4409, Honolulu 96814 * Moana Pacific *

\$805,000 * Originally \$835,000

Beds: 2	MLS#: <u>202400949</u>, FS	Year Built: 2007
Bath: 2/0	Status: Active	Remodeled: 2022
Living Sq. Ft.: 923	List Date & DOM: 01-17-2024 & 113	Total Parking: 1
Land Sq. Ft.: 0	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 43	Frontage: Other	Building: \$837,700
Sq. Ft. Other: 0	Tax/Year: \$261/2024	Land: \$57,000
Total Sq. Ft. 966	Neighborhood: Kakaako	Total: \$894,700
Maint./Assoc. \$1,018 / \$0	Flood Zone : Zone X - <u>Tool</u>	Stories / CPR: 21+ / No
Parking: Assigned, Guest, Secured Entry	Frontage: Other	
Zoning : Kak - Kakaako Community Development Project	View: City, Mountain	

Public Remarks: Come see this well maintained 2 bedroom, 2 bath, 1 parking unit on the breezy side of Moana Pacific east tower! Experience stunning views of the city, mountains, and ocean from the 44th floor. This unit's flooring was changed in 2022, with new water heater and range installed in 2023! Parking stall conveniently located on ground floor, close to the east tower parking entrance. Located close to Ala Moana Shopping Center, Ala Moana Beach Park, dining, and more! Expansive recreation deck includes putting green, golf practice cages, tennis courts, BBQ grills, theater room, gym, library, party room, swimming pool, hot tub, and playground. To be sold in "As-Is" condition. Lister-owner. Sellers are offering a 1% credit to buyers to buy down interest rates or for closing costs. **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
1296 Kapiolani Boulevard 4409	\$805,000	2 & 2/0	923 \$872	0 \$inf	43	45%	44	113

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1296 Kapiolani Boulevard 4409	\$261 \$1,018 \$0	\$57,000	\$837,700	\$894,700	90%	2007 & 2022

[1296 Kapiolani Boulevard 4409](#) - MLS#: [202400949](#) - Original price was \$835,000 - Come see this well maintained 2 bedroom, 2 bath, 1 parking unit on the breezy side of Moana Pacific east tower! Experience stunning views of the city, mountains, and ocean from the 44th floor. This unit's flooring was changed in 2022, with new water heater and range installed in 2023! Parking stall conveniently located on ground floor, close to the east tower parking entrance. Located close to Ala Moana Shopping Center, Ala Moana Beach Park, dining, and more! Expansive recreation deck includes putting green, golf practice cages, tennis courts, BBQ grills, theater room, gym, library, party room, swimming pool, hot tub, and playground. To be sold in "As-Is" condition. Listor-owner. Sellers are offering a 1% credit to buyers to buy down interest rates or for closing costs. **Region:** Metro **Neighborhood:** Kakaako **Condition:** Above Average **Parking:** Assigned, Guest, Secured Entry **Total Parking:** 1 **View:** City, Mountain **Frontage:** Other **Pool:** Zoning: Kak - Kakaako Community Development Project **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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