

Discovery Bay 1778 Ala Moana Boulevard Unit 2318, Honolulu 96815 * Discovery Bay *
\$315,000 * Originally \$329,000

Beds: 1	MLS#: 202401203, LH	Year Built: 1977
Bath: 1/0	Status: Pending	Remodeled: 2022
Living Sq. Ft.: 770	List Date & DOM: 01-22-2024 & 86	Total Parking: 1
Land Sq. Ft.: 84,463	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage: Other	Building: \$557,300
Sq. Ft. Other: 0	Tax/Year: \$166/2023	Land: \$13,200
Total Sq. Ft. 770	Neighborhood: Waikiki	Total: \$570,500
Maint./Assoc. \$917 / \$0	Flood Zone: Zone AE - Tool	Stories / CPR: One / No
Parking: Assigned, Covered - 1, Secured Entry	Frontage: Other	
Zoning: X2 - Apartment Precinct	View: City, Other	

Public Remarks: A welcoming, spacious one bedroom unit enhanced with an enclosed lanai looking out on a cool, quiet, mountain view in the Resolution Tower. A "cook's kitchen" featuring updated stainless steel appliances and outstanding storage with large pull out drawers accompanied by roomy cabinets and a china hutch in the dining area. Discovery Bay is a secured entry building in an excellent location near the beach, restaurants and Ala Moana Center with easy access in and out of Waikiki. After all these years, the land owners are making available the remainder of the fee (less 3%) giving a buyer the opportunity to own a large unit in a well maintained building with an excellent location for a far less price of comparable, neighboring condos. Fee available for purchase now at \$129,816 with submission of fee purchase sales contract deadline May 31, 2024 with closing by July 31, 2025. **Sale Conditions:** None **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
1778 Ala Moana Boulevard 2318	\$315,000 LH	1 & 1/0	770 \$409	84,463 \$4	0	40%	23	86

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1778 Ala Moana Boulevard 2318	\$166 \$917 \$0	\$13,200	\$557,300	\$570,500	55%	1977 & 2022

1778 Ala Moana Boulevard 2318 - MLS#: 202401203 - Original price was \$329,000 - A welcoming, spacious one bedroom unit enhanced with an enclosed lanai looking out on a cool, quiet, mountain view in the Resolution Tower. A "cook's kitchen" featuring updated stainless steel appliances and outstanding storage with large pull out drawers accompanied by roomy cabinets and a china hutch in the dining area. Discovery Bay is a secured entry building in an excellent location near the beach, restaurants and Ala Moana Center with easy access in and out of Waikiki. After all these years, the land owners are making available the remainder of the fee (less 3%) giving a buyer the opportunity to own a large unit in a well maintained building with an excellent location for a far less price of comparable, neighboring condos. Fee available for purchase now at \$129,816 with submission of fee purchase sales contract deadline May 31, 2024 with closing by July 31, 2025. Region: Metro Neighborhood: Waikiki Condition: Above Average Parking: Assigned, Covered - 1, Secured Entry Total Parking: 1 View: City, Other Frontage: Other Pool: Zoning: X2 - Apartment Precinct Sale Conditions: None Schools: Jefferson , Washington , Kaimuki * Request Showing , Photos , History , Maps , Deed , Watch List , Tax Info
--

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