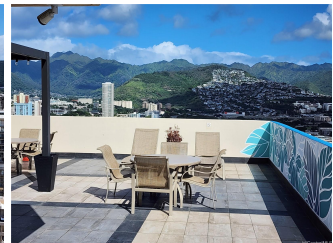


Fairway Villa 2345 Ala Wai Boulevard Unit 2304, Honolulu 96815 * Fairway Villa * \$345,000

Beds: 0	MLS#: <u>202401317</u>, FS	Year Built: 1974
Bath: 1/0	Status: Active	Remodeled: 2017
Living Sq. Ft.: 364	List Date & DOM: 01-22-2024 & 112	Total Parking: 1
Land Sq. Ft.: 37,810	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 77	Frontage:	Building: \$275,300
Sq. Ft. Other: 0	Tax/Year: \$89/2023	Land: \$28,300
Total Sq. Ft. 441	Neighborhood: Waikiki	Total: \$303,600
Maint./Assoc. \$581 / \$0	Flood Zone : Zone AE - <u>Tool</u>	Stories / CPR: 21+ / No
Parking: Assigned, Covered - 1	Frontage:	
Zoning : X2 - Apartment Precinct	View: City, Golf Course, Ocean, Sunset	

Public Remarks: Outstanding views from this roomy studio in the heart of Waikiki. Enjoy 180 degree views including whitewater ocean views of Waikiki, the Ala Wai Canal, city lights, and the Koolau Mountains. This unit is located on the cool side of the building and above neighboring buildings to take advantage of the breezes. The functional kitchen was remodeled with white shaker cabinets, granite counter-top, and a tile back-splash. The condo stays nice and cool with a ceiling fan and window ac unit. The bathroom was remodeled with a new tub, shower enclosure, and vanity and counter-top to match the kitchen. There is a larger stacked washer and dryer in the unit. The unit comes with a covered assigned parking spot. The current owner stays 4-5 months a year and rents to vacationers the rest of the year under Honolulu's 30 day rule. The Fairway Villas has a gorgeous roof top pool area that includes several bbqs, a kitchen area with sink, and numerous tables and lounge chairs. **Sale Conditions:** Subject To Repl. Property **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
2345 Ala Wai Boulevard 2304	\$345,000	0 & 1/0	364 \$948	37,810 \$9	77	17%	23	112

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2345 Ala Wai Boulevard 2304	\$89 \$581 \$0	\$28,300	\$275,300	\$303,600	114%	1974 & 2017

[2345 Ala Wai Boulevard 2304](#) - MLS#: [202401317](#) - Outstanding views from this roomy studio in the heart of Waikiki. Enjoy 180 degree views including whitewater ocean views of Waikiki, the Ala Wai Canal, city lights, and the Koolau Mountains. This unit is located on the cool side of the building and above neighboring buildings to take advantage of the breezes. The functional kitchen was remodeled with white shaker cabinets, granite counter-top, and a tile back-splash. The condo stays nice and cool with a ceiling fan and window ac unit. The bathroom was remodeled with a new tub, shower enclosure, and vanity and counter-top to match the kitchen. There is a larger stacked washer and dryer in the unit. The unit comes with a covered assigned parking spot. The current owner stays 4-5 months a year and rents to vacationers the rest of the year under Honolulu's 30 day rule. The Fairway Villas has a gorgeous roof top pool area that includes several bbqs, a kitchen area with sink, and numerous tables and lounge chairs. **Region:** Metro **Neighborhood:** Waikiki **Condition:** Above Average **Parking:** Assigned, Covered - 1 **Total Parking:** 1 **View:** City, Golf Course, Ocean, Sunset **Frontage:** **Pool:** **Zoning:** X2 - Apartment Precinct **Sale Conditions:** Subject To Repl. Property **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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