

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

Beds: <b>0</b>	MLS#: <b>202401317, FS</b>	Year Built: <b>1974</b>
Bath: <b>1/0</b>	Status: <b>Active</b>	Remodeled: <b>2017</b>
Living Sq. Ft.: <b>364</b>	List Date & DOM: <b>01-22-2024 &amp; 111</b>	Total Parking: <b>1</b>
Land Sq. Ft.: <b>37,810</b>	Condition: <b>Above Average</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>77</b>	Frontage:	Building: <b>\$275,300</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$89/2023</b>	Land: <b>\$28,300</b>
Total Sq. Ft. <b>441</b>	Neighborhood: <b>Waikiki</b>	Total: <b>\$303,600</b>
Maint./Assoc. <b>\$581 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone AE - Tool</b>	Stories / CPR: <b>21+ / No</b>
Parking: <b>Assigned, Covered - 1</b>	Frontage:	
<a href="#">Zoning</a> : <b>X2 - Apartment Precinct</b>	View: <b>City, Golf Course, Ocean, Sunset</b>	

**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
<a href="#">2345 Ala Wai Boulevard 2304</a>	<a href="#">\$345,000</a>	0 & 1/0	364   \$948	37,810   \$9	77	17%	23	111

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">2345 Ala Wai Boulevard 2304</a>	\$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