

Four Paddle 2140 Kuhio Avenue Unit 809, Honolulu 96815 * Four Paddle * \$560,000

Beds: **1** MLS#: **202401321, FS** Year Built: **1974**
 Bath: **1/0** Status: **Expired** Remodeled: **2021**
 Living Sq. Ft.: **553** List Date & DOM: **02-04-2024 & 86** Total Parking: **1**
 Land Sq. Ft.: **31,320** Condition: **Excellent** [Assessed Value](#)
 Lanai Sq. Ft.: **55** Frontage: Building: **\$486,700**
 Sq. Ft. Other: **0** Tax/Year: **\$154/2023** Land: **\$42,900**
 Total Sq. Ft. **608** Neighborhood: **Waikiki** Total: **\$529,600**
 Maint./Assoc. **\$977 / \$0** [Flood Zone](#): **Zone AO - Tool** Stories / CPR: **21+ / No**
 Parking: **Assigned, Covered - 1, Garage, Guest, Secured Entry, Street** Frontage:
[Zoning](#): **X2 - Apartment Precinct** View: **City, Marina/Canal, Mountain**

Public Remarks: Rarely available CORNER unit on quiet side of Four Paddle Waikiki! You'll love this upgraded partially furnished unit, with luxury vinyl flooring, custom shades, and popcorn ceiling professionally removed for a contemporary look and feel. Relax on your lanai and enjoy the cool trade winds, city, mountain and Ala Wai canal views. Building amenities include a pool, bbq area, sauna, and whirlpool within the secured pet friendly building. Four Paddle boasts a very convenient location with easy access to public transportation, restaurants, shopping, parks and Waikiki Beach. 1 assigned covered parking stall 809 in secured garage, and 1 storage. Four Paddle includes 6 guest parking stalls. Please see Agent Remarks for more info and Supplements Section for Furniture List. **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
2140 Kuhio Avenue 809	\$560,000	1 & 1/0	553 \$1,013	31,320 \$18	55	38%	8	86

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2140 Kuhio Avenue 809	\$154 \$977 \$0	\$42,900	\$486,700	\$529,600	106%	1974 & 2021

[2140 Kuhio Avenue 809](#) - MLS#: [202401321](#) - Rarely available CORNER unit on quiet side of Four Paddle Waikiki! You'll love this upgraded partially furnished unit, with luxury vinyl flooring, custom shades, and popcorn ceiling professionally removed for a contemporary look and feel. Relax on your lanai and enjoy the cool trade winds, city, mountain and Ala Wai canal views. Building amenities include a pool, bbq area, sauna, and whirlpool within the secured pet friendly building. Four Paddle boasts a very convenient location with easy access to public transportation, restaurants, shopping, parks and Waikiki Beach. 1 assigned covered parking stall 809 in secured garage, and 1 storage. Four Paddle includes 6 guest parking stalls. Please see Agent Remarks for more info and Supplements Section for Furniture List. **Region:** Metro **Neighborhood:** Waikiki
Condition: Excellent **Parking:** Assigned, Covered - 1, Garage, Guest, Secured Entry, Street **Total Parking:** 1 **View:** City, Marina/Canal, Mountain **Frontage:** **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