

Discovery Bay 1778 Ala Moana Boulevard Unit 3908, Honolulu 96815 \* Discovery Bay \*

\$350,000

Beds: 1	MLS#: 202401720, LH	Year Built: 1977
Bath: 1/0	Status: Active	Remodeled:
Living Sq. Ft.: 683	List Date & DOM: 01-30-2024 & 106	Total Parking: 1
Land Sq. Ft.: 84,463	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 86	Frontage:	Building: \$568,500
Sq. Ft. Other: 0	Tax/Year: \$170/2023	Land: \$13,200
Total Sq. Ft. 769	Neighborhood: Waikiki	Total: \$581,700
Maint./Assoc. \$917 / \$0	Flood Zone: Zone AE - Tool	Stories / CPR: 21+ / No
Parking: Assigned, Covered - 1	Frontage:	
Zoning: X2 - Apartment Precinct	View: City, Diamond Head	

**Public Remarks:** This high floor, spacious 1-bedroom unit has been updated and well maintained offering you a turn-key experience to enjoy the iconic lifestyle at Discovery Bay in Waikiki. Offered fully furnished, you can simply bring your suitcase and move right in and enjoy Hawaii living on your terms. Currently tenant occupied, this would also make a wonderful investment property as you could earn income on day 1 too. Discovery Bay has been making headlines as the AOA has been acquiring the Fee Interest and now the AOA owns nearly 97% of the fee interest. Starting in 2024, you could even purchase the majority Fee Simple interest and reduce your monthly expenses. Although this is currently a leasehold building, Discovery Bay Homeowners Association recently purchased additional leasehold interest that will make this a 96.893% fee simple unit. Fee interest can be acquired and conveyed to this unit in early 2024. This is a qualified fee simple building, meaning it will be 100% fee simple in the future. **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
1778 Ala Moana Boulevard 3908	\$350,000 LH	1 & 1/0	683   \$512	84,463   \$4	86	20%	39	106

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1778 Ala Moana Boulevard 3908	\$170   \$917   \$0	\$13,200	\$568,500	\$581,700	60%	1977 & NA

1778 Ala Moana Boulevard 3908 - MLS#: 202401720 - This high floor, spacious 1-bedroom unit has been updated and well maintained offering you a turn-key experience to enjoy the iconic lifestyle at Discovery Bay in Waikiki. Offered fully furnished, you can simply bring your suitcase and move right in and enjoy Hawaii living on your terms. Currently tenant occupied, this would also make a wonderful investment property as you could earn income on day 1 too. Discovery Bay has been making headlines as the AOA has been acquiring the Fee Interest and now the AOA owns nearly 97% of the fee interest. Starting in 2024, you could even purchase the majority Fee Simple interest and reduce your monthly expenses. Although this is currently a leasehold building, Discovery Bay Homeowners Association recently purchased additional leasehold interest that will make this a 96.893% fee simple unit. Fee interest can be acquired and conveyed to this unit in early 2024. This is a qualified fee simple building, meaning it will be 100% fee simple in the future. <b>Region:</b> Metro <b>Neighborhood:</b> Waikiki <b>Condition:</b> Excellent <b>Parking:</b> Assigned, Covered - 1 <b>Total Parking:</b> 1 <b>View:</b> City, Diamond Head <b>Frontage:</b> Pool: <b>Zoning:</b> X2 - Apartment Precinct <b>Sale Conditions:</b> None <b>Schools:</b> , , * <a href="#">Request Showing</a> , <a href="#">Photos</a> , <a href="#">History</a> , <a href="#">Maps</a> , <a href="#">Deed</a> , <a href="#">Watch List</a> , <a href="#">Tax Info</a>
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DOM = Days on Market, Occ. = Occupancy, FL = Floor Number