

Royal Court 920 Ward Avenue Unit 14A, Honolulu 96814 * Royal Court * \$499,500 ***Originally \$579,000**

Beds: 1	MLS#: 202402895, FS	Year Built: 1970
Bath: 1/0	Status: Active	Remodeled: 2011
Living Sq. Ft.: 929	List Date & DOM: 02-01-2024 & 101	Total Parking: 1
Land Sq. Ft.: 18,992	Condition: Excellent, Above Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage: Other	Building: \$474,500
Sq. Ft. Other: 0	Tax/Year: \$153/2023	Land: \$49,900
Total Sq. Ft. 929	Neighborhood: Kakaako	Total: \$524,400
Maint./Assoc. \$820 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: 15-20 / No
Parking: Assigned, Covered - 1, Garage, Secured Entry	Frontage: Other	
Zoning : Kak - Kakaako Community Development Project	View: Cemetery, City, Other, Sunset	

Public Remarks: HUGE PRICE REDUCTION! Large & Spacious end unit 1 bed, 1 bath (929 sq. ft. living space) with an enclosed lanai and 1 covered parking in the highly desired Royal Court. This stunningly renovated unit was converted from an original 2 bedroom 2 Baths (as reflected on TMK) to a large 1BR and 1 Bath (unique layout - it's separated) to create a larger, open living space. The popcorn ceiling has been removed. Great location - in the heart of Honolulu (near Downtown & Ala Moana), it offers easy access to an array of shopping, dining, & entertainment options. Explore the vibrant neighborhood, visit a show at the Blaisdell (right across the street!), easy walking distance to museums, Straub Hospital, Ward Village, and Kakaako. Ala Moana Beach & Mall nearby! Quiet side (west-facing) with lots of natural light. Pet-friendly building (Buyer to verify), secured entrance, gated garage, split AC, in-unit W/D, and swimming pool on property. No Guest Parking. Easy to show! Call listing agent and go! **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
920 Ward Avenue 14A	\$499,500	1 & 1/0	929 \$538	18,992 \$26	0	50%	14	101

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
920 Ward Avenue 14A	\$153 \$820 \$0	\$49,900	\$474,500	\$524,400	95%	1970 & 2011

[920 Ward Avenue 14A](#) - MLS#: [202402895](#) - Original price was \$579,000 - HUGE PRICE REDUCTION! Large & Spacious end unit 1 bed, 1 bath (929 sq. ft. living space) with an enclosed lanai and 1 covered parking in the highly desired Royal Court. This stunningly renovated unit was converted from an original 2 bedroom 2 Baths (as reflected on TMK) to a large 1BR and 1 Bath (unique layout - it's separated) to create a larger, open living space. The popcorn ceiling has been removed. Great location - in the heart of Honolulu (near Downtown & Ala Moana), it offers easy access to an array of shopping, dining, & entertainment options. Explore the vibrant neighborhood, visit a show at the Blaisdell (right across the street!), easy walking distance to museums, Straub Hospital, Ward Village, and Kakaako. Ala Moana Beach & Mall nearby! Quiet side (west-facing) with lots of natural light. Pet-friendly building (Buyer to verify), secured entrance, gated garage, split AC, in-unit W/D, and swimming pool on property. No Guest Parking. Easy to show! Call listing agent and go! **Region:** Metro **Neighborhood:** Kakaako **Condition:** Excellent, Above Average **Parking:** Assigned, Covered - 1, Garage, Secured Entry **Total Parking:** 1 **View:** Cemetery, City, Other, Sunset **Frontage:** Other **Pool:** **Zoning:** Kak - Kakaako Community Development Project **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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