Sans Souci Inc 2877 Kalakaua Avenue Unit 1004, Honolulu 96815 * Sans Souci Inc * $1,239,000 * Originally $1,500,000

Beds:	**1**	MLS#:	**202402933, LH**	Year Built:	**1960**
Bath:	**1/0**	Status:	**Active Under Contract**	Remodeled:	
Living Sq. Ft.:	**718**	List Date & DOM:	**02-02-2024** & **90**	Total Parking:	**1**
Land Sq. Ft.:	**0**	Condition:	**Above Average**	Assessed Value	
Lanai Sq. Ft.:	**232**	Frontage:		Building:	**$1,280,900**
Sq. Ft. Other:	**0**	Tax/Year:	**$0/2023**	Land:	**$124,600**
Total Sq. Ft.	**950**	Neighborhood:	**Diamond Head**	Total:	**$1,405,500**
Maint./Assoc.	**$1,006 / $3,336**	Flood Zone:	**Zone AE - Tool**	Stories / CPR:	**One / No**
Parking:	**Covered - 1**	Frontage:			
Zoning:	**12 - A-2 Medium Density Apartme**	View:	**Diamond Head, Ocean**		

Public Remarks: A "TRUE" beach front property of the Gold Coast. Step out of your security gate onto the white sands of the Sans Souci (Kaimana Beach). The slight curve of the building allows unhindered panoramic views of the Pacific Ocean and Waikiki from your 25 foot lanai. From your front door you have a breath-taking view of Diamond Head. Remodeled by well-know Hawaiian designers, this one bedroom, one bathroom condo features ocean blue granite, newer appliances and washer/dryer. Furnishings and appliances are included. One covered parking stall is also included. The Sans Souci is a gated building with a resident manager. This unit has a tremendous rental record. **Sale Conditions:** None **Schools:** Waikiki, Washington, Kaimuki * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
2877 Kalakaua Avenue 1004	**$1,239,000 LH**	1 & 1/0	718 | $1,726	0 | $inf	232	25%	10	90

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2877 Kalakaua Avenue 1004	$0 | $1,006 | $3,336	$124,600	$1,280,900	$1,405,500	88%	1960 & NA

2877 Kalakaua Avenue 1004 - MLS#: 202402933 - Original price was $1,500,000 - A "TRUE" beach front property of the Gold Coast. Step out of your security gate onto the white sands of the Sans Souci (Kaimana Beach). The slight curve of the building allows unhindered panoramic views of the Pacific Ocean and Waikiki from your 25 foot lanai. From your front door you have a breath-taking view of Diamond Head. Remodeled by well-know Hawaiian designers, this one bedroom, one bathroom condo features ocean blue granite, newer appliances and washer/dryer. Furnishings and appliances are included. One covered parking stall is also included. The Sans Souci is a gated building with a resident manager. This unit has a tremendous rental record. **Region:** Diamond Head **Neighborhood:** Diamond Head **Condition:** Above Average **Parking:** Covered - 1 **Total Parking:** 1 **View:** Diamond Head, Ocean **Frontage: Pool: Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** Waikiki, Washington, Kaimuki * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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