

**Discovery Bay 1778 Ala Moana Boulevard Unit 3913, Honolulu 96815 \* Discovery Bay \***  
**\$458,000 \* Originally \$485,000**

Beds: **1**

Bath: **1/0**

Living Sq. Ft.: **683**

Land Sq. Ft.: **84,463**

Lanai Sq. Ft.: **86**

Sq. Ft. Other: **0**

Total Sq. Ft. **769**

Maint./Assoc. **\$917 / \$0**

Parking: **Assigned, Covered - 1**

**Zoning: X2 - Apartment Precinct**

MLS#: **202403988, LH**

Status: **Active**

List Date & DOM: **02-26-2024 & 75**

Condition: **Excellent, Above Average**

Frontage: **Other**

Tax/Year: **\$191/2023**

Neighborhood: **Waikiki**

**Flood Zone: Zone AE - Tool**

Frontage: **Other**

Year Built: **1977**

Remodeled: **2019**

Total Parking: **1**

**Assessed Value**

Building: **\$643,000**

Land: **\$13,200**

Total: **\$656,200**

Stories / CPR: **21+ / No**

View: **City, Ocean, Sunset**

**Public Remarks:** Beautiful high floor unit with endless ocean view in the highly desiable Discovery Bay Condominium. Fully furnished and ready to move into the exceptinally clean unit. Fully renovated in 2019 and enjoy magnificent sunset view from the large lanai. Prime location in Waikiki -walking distance to the beaches, Ala Moana beach park, shopping center and many restaurants. 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. The current tenant will move out at the end of March, 2024, Must see! **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
<a href="#">1778 Ala Moana Boulevard 3913</a>	<b>\$458,000 LH</b>	1 & 1/0	683   \$671	84,463   \$5	86	20%	39	75

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">1778 Ala Moana Boulevard 3913</a>	\$191   \$917   \$0	\$13,200	\$643,000	\$656,200	70%	1977 & 2019

<a href="#">1778 Ala Moana Boulevard 3913</a> - MLS#: <a href="#">202403988</a> - Original price was \$485,000 - Beautiful high floor unit with endless ocean view in the highly desiable Discovery Bay Condominium. Fully firnished and ready to move into the exceptinally clean unit. Fully renovated in 2019 and enjoy magnificent sunset view from the large lanai. Prime location in Waikiki -walking distance to the beaches, Ala Moana beach park, shopping center and many restaurants. 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. The current tenant will move out at the end of March, 2024, Must see! <b>Region:</b> Metro <b>Neighborhood:</b> Waikiki <b>Condition:</b> Excellent, Above Average <b>Parking:</b> Assigned, Covered - 1 <b>Total Parking:</b> 1 <b>View:</b> City, Ocean, Sunset <b>Frontage:</b> Other <b>Pool:</b> <b>Zoning:</b> X2 - Apartment Precinct <b>Sale Conditions:</b> None <b>Schools:</b> <a href="#">Jefferson</a> , <a href="#">Washington</a> , <a href="#">Kaimuki</a> * <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