

Pavilion At Waikiki 1925 Kalakaua Avenue Unit 2202, Honolulu 96815 * Pavilion At Waikiki

*** \$575,000 * Originally \$610,000**

Sold Price: \$540,000	Sold Date: 05-08-2024	Sold Ratio: 94%
Beds: 1	MLS#: <u>202404307</u>, FS	Year Built: 1975
Bath: 1/0	Status: Sold	Remodeled: 2018
Living Sq. Ft.: 546	List Date & DOM: 02-27-2024 & 42	Total Parking: 1
Land Sq. Ft.: 24,655	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 104	Frontage:	Building: \$437,000
Sq. Ft. Other: 0	Tax/Year: \$132/2023	Land: \$24,200
Total Sq. Ft. 650	Neighborhood: Waikiki	Total: \$461,200
Maint./Assoc. \$915 / \$0	Flood Zone : Zone AO - <u>Tool</u>	Stories / CPR: 21+ / No
Parking: Assigned, Covered - 1, Secured Entry, Street	Frontage:	
Zoning : X6 - Resort Mixed Use Precinct	View: City, Coastline, Ocean, Sunset	

Public Remarks: PRICE REDUCTION 3-29-2024 - LET'S MAKE A DEAL! RARELY AVAILABLE "02 STACK - POSSIBLY THE NICEST UNIT IN THE BUILDING - QUALITY UPGRADES GALORE - OCEAN VIEWS - EXTENDED BALCONY ACROSS LIVING ROOM & BEDROOM - POPCORN CEILING PROFESSIONALLY ABATEMENT REMOVED AND SEALED New Balcony Tile - New Living Room & Bedroom Flooring - 2015 Kitchen Remodel w/Permits - 2015 LED Lighting - 2016 New A/C Unit - 2018 Full Bathroom Remodel including New Shower, Plumbing, and Hydro-Blok Waterproofed Walls - Custom Storage Locker next to Parking Space - Storage Locker in Unit Storage on the same floor - Locking Handle Windows - New Shutoff Valves - Very Nice Custom Built in Shelving in the Bedroom Seller/Owner Prefers using Old Republic Title @ the Kahala Location - Jane Iwata - Branch Manager
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
1925 Kalakaua Avenue 2202	<u>\$575,000</u>	1 & 1/0	546 \$1,053	24,655 \$23	104	43%	22	42

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1925 Kalakaua Avenue 2202	\$132 \$915 \$0	\$24,200	\$437,000	\$461,200	125%	1975 & 2018

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1925 Kalakaua Avenue 2202	\$540,000	05-08-2024	94%	89%	Conventional

[1925 Kalakaua Avenue 2202](#) - MLS#: [202404307](#) - Original price was \$610,000 - PRICE REDUCTION 3-29-2024 - LET'S MAKE A DEAL! RARELY AVAILABLE "02 STACK - POSSIBLY THE NICEST UNIT IN THE BUILDING - QUALITY UPGRADES GALORE - OCEAN VIEWS - EXTENDED BALCONY ACROSS LIVING ROOM & BEDROOM - POPCORN CEILING PROFESSIONALLY ABATEMENT REMOVED AND SEALED New Balcony Tile - New Living Room & Bedroom Flooring - 2015 Kitchen Remodel w/Permits - 2015 LED Lighting - 2016 New A/C Unit - 2018 Full Bathroom Remodel including New Shower, Plumbing, and Hydro-Blok Waterproofed Walls - Custom Storage Locker next to Parking Space - Storage Locker in Unit Storage on the same floor - Locking Handle Windows - New Shutoff Valves - Very Nice Custom Built in Shelving in the Bedroom Seller/Owner Prefers using Old Republic Title @ the Kahala Location - Jane Iwata - Branch Manager **Region:** Metro **Neighborhood:** Waikiki **Condition:** Excellent **Parking:** Assigned, Covered - 1, Secured Entry, Street **Total Parking:** 1 **View:** City, Coastline, Ocean, Sunset **Frontage:** Pool: **Zoning:** X6 - Resort Mixed Use 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