

Pacifica Honolulu 1009 Kapiolani Boulevard Unit 4006, Honolulu 96814 * Pacifica Honolulu

*** \$765,000 * Originally \$785,000**

Beds: 1	MLS#: 202406455, FS	Year Built: 2011
Bath: 1/0	Status: Active	Remodeled:
Living Sq. Ft.: 664	List Date & DOM: 03-15-2024 & 58	Total Parking: 1
Land Sq. Ft.: 0	Condition: Excellent, Above Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage: Other	Building: \$656,900
Sq. Ft. Other: 0	Tax/Year: \$204/2024	Land: \$44,000
Total Sq. Ft. 664	Neighborhood: Kakaako	Total: \$700,900
Maint./Assoc. \$747 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: 21+ / No
Parking: Assigned, Covered - 1, Garage, Guest, Secured Entry	Frontage: Other	
Zoning : Kak - Kakaako Community Development Project	View: City, Coastline, Ocean, Sunset	

Public Remarks: HUGE \$20,000 PRICE REDUCTION!!!! VA assumable loan at 2.375%! Current monthly mortgage payment is \$3,054. Don't miss this opportunity! Ocean and sunset views from this high floor, 1 bedroom, 1 bath, 1 parking, pet friendly (verify) condo, with central ac. Enjoy creating meals in your kitchen with black stone countertops, stainless steal appliances, and functional island. Wake up to blue ocean views from your bedroom. Built in 2011 the buildings amenities boast a pool, hot tub, covered bbq/dinning areas, workout room, sauna, 2 movie theaters, recreation room, private and secure dog park, concierge, and resident manager. Don't forget about the electric vehicle charging stations. If that isn't enough. Head to the street level where you will find Doraku Sushi. Close proximity to Whole Foods, Ward eateries/shops, magic island, and Ala Moana Center. The unit can come fully furnished. Sellers upgrades include specialized lighting under kitchen cabinets, space saving wall-mounted tv, and an attractive functional island. To be sold in "As-Is" condition. Unit is tenant occupied until June 30, 2024. Easy to show. Listing agent must be present. **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
1009 Kapiolani Boulevard 4006	\$765,000	1 & 1/0	664 \$1,152	0 \$inf	0	55%	40	58

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1009 Kapiolani Boulevard 4006	\$204 \$747 \$0	\$44,000	\$656,900	\$700,900	109%	2011 & NA

[1009 Kapiolani Boulevard 4006](#) - MLS#: [202406455](#) - Original price was \$785,000 - HUGE \$20,000 PRICE REDUCTION!!!! VA assumable loan at 2.375%! Current monthly mortgage payment is \$3,054. Don't miss this opportunity! Ocean and sunset views from this high floor, 1 bedroom, 1 bath, 1 parking, pet friendly (verify) condo, with central ac. Enjoy creating meals in your kitchen with black stone countertops, stainless steal appliances, and functional island. Wake up to blue ocean views from your bedroom. Built in 2011 the buildings amenities boast a pool, hot tub, covered bbq/dinning areas, workout room, sauna, 2 movie theaters, recreation room, private and secure dog park, concierge, and resident manager. Don't forget about the electric vehicle charging stations. If that isn't enough. Head to the street level where you will find Doraku Sushi. Close proximity to Whole Foods, Ward eateries/shops, magic island, and Ala Moana Center. The unit can come fully furnished. Sellers upgrades include specialized lighting under kitchen cabinets, space saving wall-mounted tv, and an attractive functional island. To be sold in "As-Is" condition. Unit is tenant occupied until June 30, 2024. Easy to show. Listing agent must be present. **Region:** Metro **Neighborhood:** Kakaako **Condition:** Excellent, Above Average **Parking:** Assigned, Covered - 1, Garage, Guest, Secured Entry **Total Parking:** 1 **View:** City, Coastline, Ocean, 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