

Ala Wai Plaza 500 University Avenue Unit 309, Honolulu 96826 * Ala Wai Plaza * \$550,000

*** Originally \$598,000**

Beds: 2	MLS#: 202407429, FS	Year Built: 1970
Bath: 2/1	Status: Active	Remodeled: 2016
Living Sq. Ft.: 1,120	List Date & DOM: 04-01-2024 & 50	Total Parking: 1
Land Sq. Ft.: 6,941,983	Condition: Average	Assessed Value
Lanai Sq. Ft.: 105	Frontage: Other	Building: \$490,000
Sq. Ft. Other: 0	Tax/Year: \$108/2023	Land: \$91,300
Total Sq. Ft. 1,225	Neighborhood: Kapiolani	Total: \$581,300
Maint./Assoc. \$941 / \$0	Flood Zone : Zone A - Tool	Stories / CPR: Two / No
Parking: Assigned, Open - 1, Street	Frontage: Other	
Zoning : 13 - A-3 High Density Apartment	View: City, Garden, Marina/Canal, Mountain, Sunset	

Public Remarks: HUGE PRICE REDUCTION!!! Beautiful, spacious, and breezy 2-story, 2-bedroom, 2.5-bathroom unit at Ala Wai Plaza! It is a coveted building, 24 hour Security Guards, onsite Resident Manager/with office, very well kept! Unit has great floor plans. Large kitchen and living room area with 1/2 bath on the first floor, then two bedrooms with two full baths upstairs, excellent cross breeze, and preferred view overlooking the park and Ala Wai Canal! Some remodeling was done with lovely marble floors, a newly painted interior, and resurfaced cabinets. Seller motivation with a 'sweat equity Buyer" is win win scenario!! Clean working appliances and a large lanai overlook the pool area Ala Wai Canal and Neighborhood Park. Perfect for relaxing sunsets. One open, assigned parking stall, that is super close to the security entrance! It is a remarkably well maintained building with a large saltwater swimming pool, fitness room, upgraded security elevators, and friendly and well-kept common areas. Bike and surfboard storage, too! Fantastic Location. The seller is giving the carpet credit. Maintenance fee includes water, hot water, sewer , cable, and current assessment for capital improvements. **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
500 University Avenue 309	\$550,000	2 & 2/1	1,120 \$491	6,941,983 \$0	105	60%	3	50

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
500 University Avenue 309	\$108 \$941 \$0	\$91,300	\$490,000	\$581,300	95%	1970 & 2016

[500 University Avenue 309](#) - MLS#: [202407429](#) - Original price was \$598,000 - HUGE PRICE REDUCTION!!! Beautiful, spacious, and breezy 2-story, 2-bedroom, 2.5-bathroom unit at Ala Wai Plaza! It is a coveted building, 24 hour Security Guards, onsite Resident Manager/with office, very well kept! Unit has great floor plans. Large kitchen and living room area with 1/2 bath on the first floor, then two bedrooms with two full baths upstairs, excellent cross breeze, and preferred view overlooking the park and Ala Wai Canal! Some remodeling was done with lovely marble floors, a newly painted interior, and resurfaced cabinets. Seller motivation with a 'sweat equity Buyer" is win win scenario!! Clean working appliances and a large lanai overlook the pool area Ala Wai Canal and Neighborhood Park. Perfect for relaxing sunsets. One open, assigned parking stall, that is super close to the security entrance! It is a remarkably well maintained building with a large saltwater swimming pool, fitness room, upgraded security elevators, and friendly and well-kept common areas. Bike and surfboard storage, too! Fantastic Location. The seller is giving the carpet credit. Maintenance fee includes water, hot water, sewer , cable, and current assessment for capital improvements. **Region:** Metro **Neighborhood:** Kapiolani **Condition:** Average **Parking:** Assigned, Open - 1, Street **Total Parking:** 1 **View:** City, Garden, Marina/Canal, Mountain, Sunset **Frontage:** Other **Pool:** **Zoning:** 13 - A-3 High Density Apartment **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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