

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

**\* Originally \$598,000**

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

**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 |
|---|------------------|----------|---------------|-----------------|-------|------|----|-----|
| <a href="#">500 University Avenue 309</a> | <b>\$550,000</b> | 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 |
|---|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">500 University Avenue 309</a> | \$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