

Yacht Harbor Towers 1650 Ala Moana Boulevard Unit 2501, Honolulu 96815 * Yacht Harbor Towers * \$1,150,000

Beds: 2	MLS#: 202408172, FS	Year Built: 1973
Bath: 2/0	Status: Active Under Contract	Remodeled:
Living Sq. Ft.: 1,495	List Date & DOM: 04-12-2024 & 33	Total Parking: 1
Land Sq. Ft.: 138,216	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$981,800
Sq. Ft. Other: 0	Tax/Year: \$378/2023	Land: \$65,400
Total Sq. Ft. 1,495	Neighborhood: Ala Moana	Total: \$1,047,200
Maint./Assoc. \$1,514 / \$0	Flood Zone: Zone AE - Tool	Stories / CPR: 21+ / No
Parking: Assigned, Covered - 1, Guest	Frontage:	
Zoning: 12 - A-2 Medium Density Apartme	View: City, Marina/Canal, Ocean, Sunset	

Public Remarks: Enjoy amazing ocean and marina views from a corner unit on the 25th floor of the Diamond Head Tower. Conveniently located near Ala Moana Shopping Center, Ala Moana Beach Park, Restaurant, and more. Central Air Conditioning in both bathroom was replaced in August 2023. Amenities including a heated pool, whirlpool, patio deck, BBQ area, and tennis court. Maintenance fee includes electricity, central air conditioning, gas, water, hot water, sewer, and basic cable. Maintenance fee \$1,513.56, reserve contribution \$449.47 (Commercial), reserve contribution \$36.07 (Residential). Closing date is after 5/31/2024. **Sale Conditions:** None **Schools:** [Ala Wai](#), [Washington](#), [Kaimuki](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
1650 Ala Moana Boulevard 2501	\$1,150,000	2 & 2/0	1,495 \$769	138,216 \$8	0	51%	25	33

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1650 Ala Moana Boulevard 2501	\$378 \$1,514 \$0	\$65,400	\$981,800	\$1,047,200	110%	1973 & NA

1650 Ala Moana Boulevard 2501 - MLS#: 202408172 - Enjoy amazing ocean and marina views from a corner unit on the 25th floor of the Diamond Head Tower. Conveniently located near Ala Moana Shopping Center, Ala Moana Beach Park, Restaurant, and more. Central Air Conditioning in both bathroom was replaced in August 2023. Amenities including a heated pool, whirlpool, patio deck, BBQ area, and tennis court. Maintenance fee includes electricity, central air conditioning, gas, water, hot water, sewer, and basic cable. Maintenance fee \$1,513.56, reserve contribution \$449.47 (Commercial), reserve contribution \$36.07 (Residential). Closing date is after 5/31/2024. **Region:** Metro **Neighborhood:** Ala Moana **Condition:** Above Average **Parking:** Assigned, Covered - 1, Guest **Total Parking:** 1 **View:** City, Marina/Canal, Ocean, Sunset **Frontage:** Pool: **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** [Ala Wai](#), [Washington](#), [Kaimuki](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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