

Discovery Bay 1778 Ala Moana Boulevard Unit 1115, Honolulu 96815 \* Discovery Bay \*

\$289,000

|                                 |                                  |                         |
|---------------------------------|----------------------------------|-------------------------|
| Beds: 0                         | MLS#: 202408369, LH              | Year Built: 1977        |
| Bath: 1/0                       | Status: Active                   | Remodeled: 2020         |
| Living Sq. Ft.: 464             | List Date & DOM: 04-16-2024 & 29 | Total Parking: 1        |
| Land Sq. Ft.: 84,463            | Condition: Above Average         | Assessed Value          |
| Lanai Sq. Ft.: 0                | Frontage: Other                  | Building: \$424,900     |
| Sq. Ft. Other: 0                | Tax/Year: \$94/2023              | Land: \$7,900           |
| Total Sq. Ft. 464               | Neighborhood: Waikiki            | Total: \$432,800        |
| Maint./Assoc. \$553 / \$0       | Flood Zone: Zone AE - Tool       | Stories / CPR: One / No |
| Parking: Assigned, Covered - 1  | Frontage: Other                  |                         |
| Zoning: X2 - Apartment Precinct | View: City                       |                         |

**Public Remarks:** Charming studio with a full kitchen and washer/dryer in the unit. Central air, covered parking. Great amenities: hot-tub, pool, BBQ, sauna, fitness rooms, etc. Great investment property or 2nd home. All the units on this floor have high ceiling. Convenient location, across the street from Waikiki Beach, one block from Ala Moana Shopping Center. Central air, covered parking. Convenient location, across the street from Beach. Large sun deck on the 11th floor includes sparkling pool, spacious heated whirlpool, BBQ, exercise rooms,, sauna etc. Estimated cost to purchase is about \$80,000. This is a qualified fee simple building, meaning it will be 100% fee simple in the future. Please verify. Current fee simple assessed value for the unit is \$432,300. The list price is below market value by 60k or more. **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 |
|-------------------------------|--------------|----------|---------------|--------------|-------|------|----|-----|
| 1778 Ala Moana Boulevard 1115 | \$289,000 LH | 0 & 1/0  | 464   \$623   | 84,463   \$3 | 0     | 49%  | 11 | 29  |

| Address                       | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|-------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| 1778 Ala Moana Boulevard 1115 | \$94   \$553   \$0  | \$7,900       | \$424,900         | \$432,800      | 67%   | 1977 & 2020      |

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| 1778 Ala Moana Boulevard 1115 - MLS#: 202408369 - Charming studio with a full kitchen and washer/dryer in the unit. Central air, covered parking. Great amenities: hot-tub, pool, BBQ, sauna, fitness rooms, etc. Great investment property or 2nd home. All the units on this floor have high ceiling. Convenient location, across the street from Waikiki Beach, one block from Ala Moana Shopping Center. Central air, covered parking. Convenient location, across the street from Beach. Large sun deck on the 11th floor includes sparkling pool, spacious heated whirlpool, BBQ, exercise rooms,, sauna etc. Estimated cost to purchase is about \$80,000. This is a qualified fee simple building, meaning it will be 100% fee simple in the future. Please verify. Current fee simple assessed value for the unit is \$432,300. The list price is below market value by 60k or more. <b>Region:</b> Metro <b>Neighborhood:</b> Waikiki <b>Condition:</b> Above Average <b>Parking:</b> Assigned, Covered - 1 <b>Total Parking:</b> 1 <b>View:</b> City <b>Frontage:</b> Other <b>Pool:</b> <b>Zoning:</b> X2 - Apartment Precinct <b>Sale Conditions:</b> None <b>Schools:</b> , , * <a href="#">Request Showing</a> , <a href="#">Photos</a> , <a href="#">History</a> , <a href="#">Maps</a> , <a href="#">Deed</a> , <a href="#">Watch List</a> , <a href="#">Tax Info</a> |
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DOM = Days on Market, Occ. = Occupancy, FL = Floor Number