

## Listings Full

**1-2-6-020-033-0267 2211 Ala Wai Blvd #2702, Honolulu 96815**

MLS#: <b>20201539</b>	Region: <b>Metro</b>	Bldg Nm: <b>Aloha Lani</b>	LP: <b>\$299,900</b>
Status: <b>Active</b>	Nghbrhd: <b>WAIKIKI</b>	Fee Options:	OLP: <b>\$299,900</b>
Lnd Tenure: <b>FS - Fee Simple</b>			
Listing Service: <b>Full Service</b>			



### General Information

Prop Type: **Condo/Townhouse**  
 Style: **High-Rise 7+ Stories**  
 Prop Cond: **Above Average**

DOM: **0**  
 CDOM: **0**  
 Furnished: **Full**  
 Fract Own: **No**

### Sqft Information

Grg/Car Sqft:  
 Sqft Liv: **413**  
 Lanai Sqft:  
 Sqft Oth:  
 Total Sqft: **413**  
 Land Sqft: **47,175**  
 Lot Acres: **1.083**

### Bldg Information

Beds: **1**  
 Baths: **1/0**  
 New Dev: **No**  
 Ttl Park: **1**  
 Stories: **21+**  
 Yr Rmdled:  
 Year Built: **1976**

### School Information

Elem: **Jefferson**  
 Middle: **Washington**  
 High: **Kaimuki**

### Additional Information

View: **City, Mountain, Ocean**  
 Zoning: **X2 - Apartment Precinct**  
 Flood Zone: **Zone AO**  
 Prop Fmt: **Stream/Canal**  
 Land Recorded: **Land Court**

Recent: **08/31/2020 : NEW**

### Listing/Agent/Office Information

Listing Date: <b>08/31/20</b>	Cont Acc Date:	Tmp Wth Date:	Exp Date: <b>08/31/21</b>
Possession: <b>45 Days or Less, 45 Days or More, At Closing</b>		Occupant Type: <b>Owner</b>	Off Mrkt Date:
List Type: <b>Exclusive Rights</b>		Listing Svc: <b>Full Service</b>	Lock Box: <b>Yes</b>
Agent: <b>Shannon D Severance(RA)</b>		Agent Mbr #: <b>42932</b>	Lockbox Serial:
Ag Email: <b>sseverance@remax.net</b>		Corp Office Lic #: <b>RB-16591</b>	Agent Ph: <b>(808) 426-8772</b>
License #: <b>RS-73715</b>		Office Mbr #: <b>RMXH02</b>	Office Ph: <b>(808) 687-8900</b>
Office: <b>RE/MAX Honolulu</b>		Method: <b>%</b>	Off Fax Ph: <b>(808) 687-8902</b>
Comp Sub To:		GE Tax Paid-Seller: <b>Yes</b>	Comp: <b>3</b>
Dual Var Rate: <b>Yes</b>		Remarks:	

Pub Rmks: **Welcome to this 1 bedroom, 1 bath fully furnished condo unit that's perfectly located minutes from Waikiki shops and beaches, Ala Moana Center, Ala Wai Golf Course, and so much more. Enjoy stunning mountain, city, and sky views from the comfort of your living room. The kitchen features a full size refrigerator, cooktop, microwave, and cabinet space. The spacious bedroom comfortably fits 2 twin size beds and a full size dresser. This is a great opportunity for a first time home-buyer or investor with lower maintenance fees (other fees include: parking \$43.38, cable \$30). Furnishings included with the sale. Amenities on the 7th floor (pool is under construction and expected to be completed around December).**

Agent Rmks: **For SHOWINGS, please EMAIL assistant, Shantel: chongmunsayac@gmail.com. Please, NO calls or text & DO NOT use the Showingtime feature (request will not be received). Kindly consider Tanya McBride - tmcbride@firstam.com - with First American Title (Kapolei). All information deemed accurate, but Buyer and Buyer agent to do due diligence. No pets allowed.**

Show Inst: **<8 Hrs Notice Req'd, Appointment Only**

### Association/Condo Information

Assoc Fees:	Ttl Mon Fees: <b>\$511.00</b>	
Maintenance Fee: <b>\$438.46</b>	Fee Includes: <b>Cable TV, Other Common Expenses, Sewer, Water</b>	
Oth Fees Mthly: <b>\$73</b>	Oth Mthly Fees Incl:	
Condo Prp Reg:	Condo Park Unit: <b>212</b>	Floor #: <b>27</b>
Unit Features: <b>Even# Unit</b>	# Elevators: <b>3</b>	
Owner Occpncy%: <b>28</b>	Mgmt Co #: <b>566-4100</b>	
Mgmt Co: <b>Touchstone</b>	Assoc Phone:	
Community Assn:		
Public Report #:		

### Features

Story Type: <b>21+</b>	Road Frontage:
Parking: <b>Covered - 1</b>	Flooring: <b>Ceramic Tile, W/W Carpet</b>
Roofing:	Construction: <b>Concrete</b>
Topography:	
Security Feat: <b>Key</b>	
Amenities: <b>Community Laundry, Exercise Room, Pool on Property, Recreation Room, Resident Manager, Sauna</b>	
Inclusions: <b>Blinds, Cable TV, Kitchenware, Linens, Microwave, Other, Refrigerator</b>	
Disclosures: <b>Property Disclosure Stmt</b>	

### Tax & Financial Information

TMK: <b>1-2-6-020-033-0267</b>	Tax Assess Imp: <b>\$279,900</b>	Terms Acceptable: <b>Cash, Conventional, VA</b>
Taxes/Mnthly: <b>\$91</b>	Tax Assess Lnd: <b>\$33,300</b>	Rent Inc Mthly:
Tax Year: <b>2020</b>	Tax Assess Tot: <b>\$313,200</b>	Spcl Sales Cond: <b>None</b>
Home Exempt: <b>0</b>		

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