

## Listings Full

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

MLS#: **202021539** Region: **Metro** Bldg Nm: **Aloha Lani**  
 Status: **Active** Nghbrhd: **WAIKIKI**  
 Lnd Tenure: **FS - Fee Simple** Fee Options:  
 Listing Service: **Full Service**

LP: **\$299,900**  
 OLP: **\$299,900**



### General Information

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

DOM: **113**  
 CDOM: **113**  
 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:  
 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 Frnt: **Stream/Canal**  
 Land Recorded: **Land Court**

Recent: **05/11/2021 : Back On Market : T->A**

### Listing/Agent/Office Information

Listing Date: **08/31/20** Cont Acc Date:  
 TOM Date:  
 Possession: **45 Days or Less, 45 Days or More, At Closing**  
 List Type: **Exclusive Rights**  
 Agent: **Shannon D Severance(RA)**  
 Ag Email: **sseverance@remax.net**  
 License #: **RS-73715**  
 Office: **RE/MAX Honolulu**  
 Comp Sub To:  
 Dual Var Rate: **Yes**

Tmp Wth Date:  
 Cancelled Date:  
 Occupant Type: **Owner**  
 Listing Svc: **Full Service**  
 Agent Mbr #: **42932**  
 Corp Office Lic #: **RB-20389**  
 Office Mbr #: **RMXH**  
 Method: **%**  
 GE Tax Paid-Seller: **Yes**  
**Remarks**

Exp Date: **08/31/21**  
 BOM Date: **05/11/21**  
 Off Mrkt Date:  
 Lock Box:  
 Lockbox Serial:  
 Agent Ph: **(808) 426-8772**  
 Office Ph: **(808) 687-8900**  
 Off Fax Ph: **(808) 687-8902**  
 Comp: **3**

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, McKenzie: soldbysshannonadexec@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 Reqd, Appointment Only**

### Association/Condo Information

Assoc Fees:  
 Maintenance Fee: **\$438.46**  
 Oth Fees Mthy: **\$73**  
 Condo Prp Reg:  
 Unit Features:  
 Owner Occpncy%: **28**  
 Mgmt Co: **Touchstone**  
 Community Assn:  
 Public Report #:

Ttl Mon Fees: **\$511.00**  
 Fee Includes: **Cable TV, Other Common Expenses, Sewer, Water**  
 Oth Mthy Fees Incl:  
 Condo Park Unit: **212** Floor #: **27**  
 # Elevators: **3**  
 Mgmt Co #: **566-4100**  
 Assoc Phone:

### Features

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

### Tax & Financial Information

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

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