

Property Full

1-2-6-011-001-0044 1551 Ala Wai Blvd #901, Honolulu 96815

MLS#: **202302441**
Status: **Active**
Lnd Tenure: **FS - Fee Simple**
Listing Service: **Full Service**

Region: **Metro** Bldg Nm: **The Watermark**
Nghbrhd: **WAIKIKI** Fee Options:

LP: **\$1,150,000**
OLP: **\$1,150,000**



General Information

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

Sqft Information

Grg/Car Sqft:
Sqft Liv: **1,196**
Lanai Sqft:
Sqft Oth:
Total Sqft: **1,196**
Lot Acres:

Bldg Information

Beds: **2**
Baths: **2/0**
New Dev: **No**
Ttl Park: **2**
Stories:
Year Built: **2008**

DOM: **0**
CDOM: **0**
Furnished: **None**
Fract Own: **No**
School Information
Elem: **Ala Wai**
Middle: **Washington**
High: **Kaimuki**

Additional Information

View: **Coastline, Marina/Canal, Ocean, Sunset**
Zoning: **X2 - Apartment Precinct**
Flood Zone: **Zone AE**
Prop Frnt: **Ocean**
Land Recorded: **Land Court**

Recent: **02/13/2023 : NEW**

Listing/Agent/Office Information

Listing Date: **02/13/23** Cont Acc Date:
Possession: **45 Days or Less**
List Type: **Exclusive Rights**
Agent: **Shannon D Severance(RA)**
Ag Email: **sseverance@remax.net**
License #: **RS-73715**
Office: **RE/MAX Honolulu**

Tmp Wth Date:
Occupant Type: **Vacant**
Listing Svc: **Full Service**
Agent Mbr #: **42932**
Corp Office Lic #: **RB-20389**
Office Mbr #: **RMXH**

Exp Date: **02/13/24**
Off Mrkt Date:
Lock Box: **OTHER**
Agent Ph: **(808) 426-8772**
Office Ph: **(808) 687-8900**
Off Fax Ph: **(808) 687-8902**

Enhanced Photos: **No**

Compensation to Cooperating Brokerage

Compensation: **2.5** % or \$:
Dual/Var Rate: **Yes** Comp. Subj To:

GE Tax Paid-Seller: **Yes**
Comp. Method: **0**
Remarks

Comp. Cmnts:

Pub Rmks: **Luxury at it's finest. From the moment you step into the exquisite lobby you feel a sense of resort style living. This 2 bedroom 2 bathroom condo in The Watermark is a must see. The spacious floorpan is surrounded by amazing Hawaii views. A true gem, to host or relax on your lanai. This corner end unit has views of the community pool, ocean, sunset, Marina, city, and mountains. The open living concepts is roomy and open. Designer kitchen includes granite counter, Africans Mahogany cabinetry, and Viking appliances. The primary room is very spacious and private. Second bedroom and bath gives a dual primary feel to the home. Washer and dryer in unit, with a private storage on the property. 2 covered assigned parking in private parking structure, guest parking and street parking that are convenient. Amazing amenities, update fitness area, pool, grills, meeting room, lounge chairs and lobby waiting area. Close to shopping, beaches, and parks. Pet friendly building. Make an appointment to see today.**

Agent Rmks: **Please email or text Shannon Severance 808-426-8772 or sseverance@remax.net for all showings. Offers to be reviewed as they come in. Kindly consider Tanya McBride - tmcbride@firstam.com with First American Title (Kapolei). Reviewing offers as received. Property to be sold AS-IS.**

Show Inst: **<8 Hrs Notice Reqd**

Association/Condo Information

Assoc Fees:
Maintenance Fee: **\$1,678.72**
Oth Fees Mthly:
Condo Prp Reg:
Unit Features: **Central AC, Corner/End, Single Level, Storage**
Owner Occpncy%: **64**
Mgmt Co: **Hawaiian**
Community Assn:
Public Report #:

Ttl Mon Fees: **\$1,679.00**
Fee Includes: **Cable TV, Hot Water, Sewer, Water**
Oth Mthly Fees Incl: **Association, Maintenance**
Condo Park Unit: **567,626** Floor #: **9**
Elevators: **3**
Mgmt Co #: **593-9100**
Assoc Phone:

Features

Story Type: **One**
Parking: **Covered - 2, Guest, Street**
Roofing:
Topography:
Security Feat: **Key, Keyed Elevator, Video**
Amenities: **BBQ, Community Association Pool, Exercise Room, Fire Sprinkler, Meeting Room, Pool on Property, Resident Manager, Sauna, Storage, Wall/Fence, Whirlpool**

Road Frontage:
Flooring: **Ceramic Tile, W/W Carpet**
Construction: **Concrete, Slab**

Inclusions: **AC Central, Ceiling Fan, Dishwasher, Disposal, Drapes, Dryer, Microwave, Range Hood, Range/Oven, Refrigerator, Smoke Detector, Washer**

Disclosures: **Pets Allowed (Verify), Property Disclosure Stmt**

Tax & Financial Information

TMK: **1-2-6-011-001-0044**

Taxes/Mnthly: **\$570** Tax Assess Imp: **\$992,200**
Tax Year: **2022** Tax Assess Lnd: **\$230,200**
Home Exempt: **0** Tax Assess Tot: **\$1,222,400**

Terms Acceptable: **Cash, Conventional, VA**
Rent Inc Mthly:
Spcl Sales Cond: **None**