

# Property Full

[1-2-6-026-014-0112](https://www.zillow.com/homedetails/1-2-6-026-014-0112) 2500 Kalakaua Ave #2103, Honolulu 96815

MLS#: 202313794  
Status: Active  
Lnd Tenure: LH - Leasehold  
Listing Service: Full Service

Region: Metro Bldg Nm: Foster Tower  
Nghbrhd: WAIKIKI  
Fee Options: None

LP: \$275,000  
OLP: \$275,000



## General Information

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

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

## Sqft Information

Grg/Car Sqft:  
Sqft Liv: 813  
Lanai Sqft:  
Covd Lanai Sqft:  
Sqft Oth:  
Total Sqft: 813  
Land Sqft: 39,727  
Lot Acres: .912

## Bldg Information

Beds: 1  
Baths: 1/0  
New Dev: No  
Ttl Park: 1  
Addl Park: 0  
Stories:  
Yr Rmdled:  
Year Built: 1962

## School Information

Elem:  
Middle:  
High:

## Additional Information

View: City, Coastline, Mountain, Ocean  
Zoning: X6 - Resort Mixed Use Precinct  
Flood Zone: Zone VE  
Land Recorded: Land Court

Recent: 06/22/2023 : NEW

## Listing/Agent/Office Information

Listing Date: 06/22/23 Cont Acc Date:  
Possession: 45 Days or Less, 45 Days or More  
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: 06/22/24  
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: 3 % or \$:  
Dual/Var Rate: No Comp. Subj To:

GE Tax Paid-Seller: Yes  
Comp. Method:

## Remarks

Pub Rmks: Welcome home to this wonderful 1 bedroom 1 bathroom fully furnished condo in popular Foster Tower. Standing high in downtown Waikiki, enjoy wrap around city, mountain, and ocean views. Looking for a second home or investment home, this is the perfect location and price. Fully furnished and ready to welcome you to beautiful Paradise living. Fully secured and one covered assigned parking stall. Inviting paint throughout, inside washer and dryer, the large bedroom is separate from the living, dining, and kitchen for privacy. Great amenities in the building which include, heated saltwater pool, gym, new whirlpool, storage, sauna, restaurant and 24/7 security. Steps away from Waikiki Beach, surf, shops, grocery stores, and Kapiolani Park. Pet friendly building, resident manager, and in the resort-zoned location for legal vacation rentals, and the community house rules allows for the 30 day rental rule. Don't wait for a private showing, call today for more information.

Agent Rmks: For SHOWINGS, please EMAIL, soldbyshannonadexec@gmail.com AND sseverance@remax.net with the date and time of the requested showing. Allowing 24 hours notice for the owner. DO NOT USE SHOWING TIME. 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: Ttl Mon Fees: \$1,253.00  
Maintenance Fee: \$1,253.00 Fee Includes: Cable TV, Hot Water, Internet Service, Other Common Expenses, Sewer, Water  
Oth Fees Mthy: Oth Mthy Fees Incl: Association, Lease Rent, Maintenance  
Condo Prp Reg: Condo Park Unit: 103 Floor #: 21  
Unit Features: Odd# Unit, Single Level, Storage  
Owner Occpncy%: 60  
Mgmt Co: Touchstone # Elevators:  
Community Assn: Mgmt Co #: 8085664100  
Public Report #: Assoc Phone:

## Lease Information

Lse Exp Date: 04/30/34 Lse Rg Date:  
Fee Price: Fee Purchase:  
Cur Mn Lse/Rnt: 948.00 Nxt St-Up Rent:

Lse Until Year: 2034  
Lessor Name: Liliuokalani Trust  
2nd St-Up Rent:  
Features

Story Type: 21+  
Parking: Assigned, Covered - 1  
Roofing:  
Topography:  
Security Feat: Gated Community, Key, Keyed Elevator, Security Patrol, Video  
Amenities: Community Laundry, Exercise Room, Heated Pool, Meeting Room, Patio/Deck, Pool on Property, Recreation Area, Resident Manager, Restaurant, Sauna, Security Guard, Storage, Trash Chute, Whirlpool  
Inclusions: AC Window Unit, Blinds, Cable TV, Dishwasher, Drapes, Dryer, Kitchenware, Linens, Microwave, Range/Oven, Refrigerator, Washer  
Disclosures: Property Disclosure Stmt

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

## Tax & Financial Information

TMK: 1-2-6-026-014-0112  
Taxes/Mnthly: \$180 Tax Assess Imp: \$683,100 Terms Acceptable: Cash, Conventional  
Tax Year: 2022 Tax Assess Lnd: \$32,500 Rent Inc Mthy:

Home Exempt: **0**

Tax Assess Tot: **\$715,600**

Spcl Sales Cond: **None**

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