

Property Full

1-2-3-002-112-0505 1000 Auahi St #3708, Honolulu 96814
 MLS#: 202406508 Region: Metro Bldg Nm: Koula LP: \$1,275,000
 Status: Active Nghbrhd: KAKAOKO OLP: \$1,299,000
 Lnd Tenure: FS - Fee Simple Fee Options:
 Listing Service: Full Service



General Information
 Prop Type: Condo/Townhouse
 Style: High-Rise 7+ Stories
 Prop Cond: Excellent
Sqft Information
 Grg/Car Sqft: 665
 Sqft Liv: 71
 Lanai Sqft: 71
Bldg Information
 Beds: 1
 Baths: 1/0
 New Dev: Yes
 Ttl Park: 1
 Addl Park: 0
 Stories: 2021
School Information
 Elem: Middle:
 High:
Additional Information
 View: Coastline, Diamond Head, Ocean, Sunrise
 Zoning: 18 - AMX-3 High Density Apt Mix
 Flood Zone: Zone AE
 Prop Frnt: Other
 Land Recorded: Land Court

Recent: 06/13/2024 : Price Increase : \$1,274,000->\$1,275,000

Listing/Agent/Office Information
 Listing Date: 03/15/24 Cont Acc Date: 45 Days or Less, At Closing
 Possession: Exclusive Rights
 List Type: Agent: Felix A Hernandez(R)
 Ag Email: felix@secondcityrealty.com
 License #: RB-19264
 Office: Second City Realty, Inc.
 Co-List Agent: Diana M Faustin(RA)
 Co Ag Email: diane@secondcityrealty.com
 License #: RS-60494
 Co-List Office: Second City Realty, Inc.
 Enhanced Photos: Yes
 Tmp Wth Date: Occupant Type: Vacant
 Listing Svc: Full Service
 Agent Mbr #: 25687
 Corp Office Lic #: RB-19572
 Office Mbr #: SCND
 Co-List Ag Mbr #: 28203
 Corp Office Lic #: RB-19572
 Co-List Off Mbr #: SCND
 Exp Date: 02/17/25
 Off Mkt Date: Lock Box: OTHER
 Agent Ph: (808) 382-1204
 Office Ph: (808) 382-1204
 Co-List Agent Ph: (808) 382-1207
 Co-List Office Ph: (808) 382-1204

Compensation to Cooperating Brokerage
 Compensation: 2.5 % or \$: %
 Dual/Var Rate: No Comp. Subj To: GE Tax Paid-Seller: No
 Comp. Method:

Remarks
 Pub Rmks: This 1 bedroom/1 bath unit (NEVER LIVED IN) features wood flooring, custom drapes, Toto Neorest Toilet, Miele appliances, large walk-in closet, full size washer/dryer in the entry hallway and one (1) assigned parking stall. Stunning Ocean, Diamond Head and Honolulu City Lights views from every room, including the large lanai. Unit has floor-to-ceiling windows and an open kitchen that flows into the living and dining areas. Enjoy Guest Suites, Common Room/Spaces, Private Formal Dining Room, Catering Kitchen, Pool Deck, Open-Air Cabanas, Children's Playground, BBQ pavilions, Fitness Center, Sauna, Large Whirlpool Spas, Grand Lanai, Dog Park, Dog Bath, Putting Green, Rec-Room, Security Guard, Resident Manager, Fire Sprinklers and Concierge. Resort Style Living at its best. Live-Work-Play near Ala Moana Beach Park, Ala Moana Shopping Center, South Shore Mall, Whole Foods, Victoria Ward Park, restaurants, theaters, shops and all the entertainment Ward Village has to offer. Some photos are Virtually Staged.
 Agent Rmks: BUYERS AGENT TO RECEIVE \$5,000.00 BONUS THROUGH ESCROW, UPON SUCCESSFUL CLOSING BY 8/28/24. All property information must be verified by the buyer & buyer's agent. Seller and Seller's Agent/Brokerage offer no guarantees that this information is 100% accurate and buyers must do their own due diligence. Please email all showing requests to listing agent. Seller would prefer Fidelity National Title & Escrow - David Palk 808-564-0427.
 Show Inst: One Day Notice Reqd

Association/Condo Information
 Assoc Fees: Ttl Mon Fees: \$737.00
 Maintenance Fee: \$737.32 Fee Includes: Sewer, Water
 Oth Fees Mthly: Oth Mthly Fees Incl: Association
 Condo Prp Reg: Condo Park Unit: P5-103 Floor #: 37
 Unit Features: Central AC, Even# Unit, Single Level
 Owner Occpncy%: 0 # Elevators: 4
 Mgmt Co: Associa Mgmt Co #: 808-836-0911
 Community Assn: Assoc Phone:
 Public Report #:

Features
 Story Type: 21+ Road Frontage:
 Parking: Assigned, Covered - 1, Garage, Guest, Secured Entry
 Roofing: Flooring: Hardwood, Marble/Granite
 Topography: Construction: Other
 Security Feat: Key, Security Patrol, Video
 Amenities: BBQ, Condo Association Pool, Exercise Room, Fire Sprinkler, Meeting Room, Patio/Deck, Playground, Putting Green, Recreation Area, Recreation Room, Resident Manager, Sauna, Security Guard, Trash Chute, Whirlpool
 Inclusions: AC Central, Auto Garage Door Opener, Cable TV, Dishwasher, Disposal, Drapes, Dryer, Microwave, Range Hood, Range/Oven, Refrigerator, Smoke Detector, Washer, Water Heater
 Disclosures: Pets Allowed (Verify)

Tax & Financial Information
 TMK: 1-2-3-002-112-0505
 Taxes/Mnthly: \$49 Tax Assess Imp: \$137,700 Terms Acceptable: Cash, Conventional
 Tax Year: 2022 Tax Assess Lnd: \$30,100 Rent Inc Mthly:
 Home Exempt: 100000 Tax Assess Tot: \$167,800 Spcl Sales Cond: None