

Residential Client Full

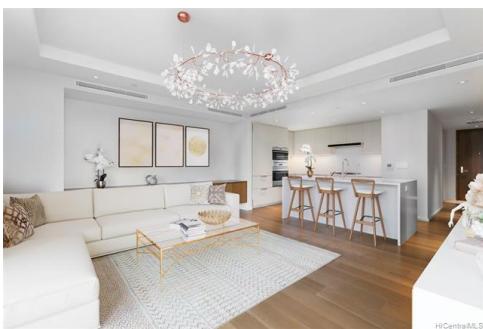
1-2-3-038-013-0029 1388 Ala Moana Blvd #1700, Honolulu 96814

MLS#: 202128623
Status: Active
Lnd Tenure: FS - Fee Simple

Region: Metro Bldg Nm: Park Lane
Nghbrhd: ALA MOANA

List Price: \$2,450,000

Fee Options:



General Information

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

Sqft Information
Grg/Car Sqft: **1,063**
Sqft Liv: **1,063**
Lanai Sqft: **0**
Sqft Oth: **0**
Total Sqft: **1,063**
Lot Acres: **0**

Bldg Information
Beds: **1**
Baths: **1/0**
New Dev: **No**
Ttl Park: **1**
Stories: **1**
Year Built: **2016**

DOM: **130**
Furnished: **None**
Fract Own: **No**

School Information
Elem: **Kaahumanu**
Middle: **Stevenson**
High: **McKinley**

Additional Information

View: **City, Coastline, Ocean, Sunset**
Zoning: **33 - BMX-3 Community Business M**
Flood Zone: **Zone AE**
Prop Frnt: **Ocean**
Land Recorded: **Land Court**

Listing/Office Information

Listing Date: **11/09/21**
Possession: **At Closing**
Office: **Locations LLC**

Corp Office Lic #: **RB-17095**

Remarks

Pub Rmks: **Come home to the finest of the ultimate Hawaii ultra-luxurious living, with exceptional range of service, private amenities, direct access to high-end designer shopping, dining, night life, and outdoor activities, in the heart of Honolulu. Discover the world class art collections in the timeless serenity of a private sanctuary surrounded by lush island flora. Feel the gracious open-air lobby, and enjoy your revitalizing 5 star resort-style life, valet, concierge service, private theater, dining/party room, chef's kitchen, wine bar, gated dog park, rejuvenating spa/fitness facilities. This sophisticated, brand-new look, never lived, 1 bedroom, 1 bath, 1 parking in corner unit is located at the prime location of the Club Residences in Park Lane. Its pristine and sleek designer appliances, atmosphere lighting, and European oak flooring, perfectly collaborate with the spectacular ocean view through the floor to ceiling window like an art piece. Incredible value! Priced (at \$2.45mil) below the property tax assessed value (\$2.62mil).**

Association/Condo Information

Assoc Fees:	Ttl Mon Fees: \$1,471.00
Maintenance Fee:	Fee Includes: Cable TV, Gas, Internet Service, Other Common Expenses
Oth Fees Mthy:	Oth Mthy Fees Incl: None
Condo Park Unit:	Condo Prp Reg: 7
Unit Features:	Floor #: 7
Owner Occupnycy%:	Bedroom on 1st Level, Central AC, Corner/End, Even# Unit, Full Bath on 1st Floor, Single Level, Storage
Mgmt Co:	# Elevators: 88
Community Assn:	Mgmt Co #: 808-593-9100
Public Report #:	Assoc Phone: 808-593-9100

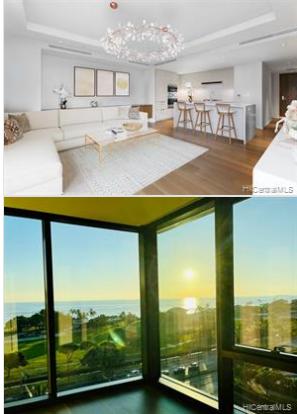
Features

Story Type:	One	Road Frontage:	
Parking:	Assigned, Covered - 1, Garage, Guest, Secured Entry	Entry	
Roofing:		Flooring:	Hardwood, Marble/Granite
Topography:		Construction:	Concrete, Double Wall, Masonry/Stucco, Steel Frame
Security Feat:	Card, Key, Keyed Elevator, Security Patrol, Video		
Amenities:	BBQ, Club House, Concierge, Dog Park, Doorman, Exercise Room, Fire Sprinkler, Heated Pool, Meeting Room, Other, Patio/Deck, Playground, Pool on Property, Recreation Area, Recreation Room, Resident Manager, Sauna, Security Guard, Storage, Trash Chute, Valet, Walking/Jogging Path, Whirlpool		
Inclusions:	AC Central, Auto Garage Door Opener, Dishwasher, Disposal, Dryer, Microwave, Range Hood, Range/Oven, Refrigerator, Smoke Detector, Washer, Wine Refrigerator		
Disclosures:	Non Resident Owner, Pets Allowed (Verify)		

Tax & Financial Information

TMK:	1-2-3-038-013-0029				
Taxes/Mnthly:	\$1,796	Tax Assess Imp:	\$2,437,100	Terms Acceptable:	Cash, Conventional
Tax Year:	2021	Tax Assess Lnd:	\$187,400	Rent Inc Mthy:	
Home Exempt:	0	Tax Assess Tot:	\$2,624,500	Spcl Sales Cond:	None

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