



**Condo/Townhouse**

**ML#:** 2916133 **Active** **List:** FS - Fee Simple  
**\$435,000**  
**TMK:** 1-2-6-010-002-0174 **Sub-Type:** Condo **PR#:** 172  
**Bldg:** Ilikai Marina **Mstr:** 500269  
**Addr:** [1765 Ala Moana Blvd 1494](#)  
**City:** Honolulu HI **Zip:** 96815  
**Regn:** Metro **Neighborhood:** WAIKIKI

**Inter Liv Ar:** 651 **New Dev/Const:** No **Bedrms:** 1  
**Open Lanai:** **Yr Built:** 1968 **Baths:** 1 / 0  
**Land SqFt:** 55,025 **Conversn Yr:** **Land Acres:** 1.196  
**Total Area:** 651 **Remod Yr:** 2009 **Furnished:** Full

**#Pk:** 0 **Fractional:** No **Developer:** **Mon Maint:** \$639  
**Stall#s:** N/A **Flood Zone:** A **Model Open Days:**  
**Floor:** 14 **Mon Rental Inc:** \$ **Model Site Contact:** **Mon Assn:** \$  
**Elevators:** **Site Contact Ph#:** **Other Mon Fees:** \$  
**Total Mon Fees:** \$639

**Assd Val Land:** \$118,700 **Tax Year:** 2009 **Elem School:** Ala Wai  
**Assd Val Imprv:** \$378,200 **Mon Taxes:** \$545 **Middle School:** Washington  
**Assd Val Total:** \$496,900 **Home Exemp:** 0 **High School:** Kaimuki  
**Community Assn:** **Ph#:**  
**Management Co:** Certified **Ph#:** 808-836-0911

**LO:** Realty Advantage Hawaii **LD:** 12/26/2009 **DOM:** 3

Completely renovated to capture 'the Sand and Sea', this meticulously appointed unit with DIRECT OCEAN VIEW, includes 40' flat screen TV with DVD and all new appliances. Currently rented at \$3000 per mo. until March. Great investment opportunity Or vacation home/residence. Located at gateway to Waikiki. Walking distance to Ala moana beach and shopping center.

<b>View</b> Marina/Canal Ocean	Concrete DoubleWall Slab	AC Central Dishwasher Disposal Microwave Microwave Oven Hood Range Hood Range/Oven Refrigerator	Subject to Rental Lease
<b>Building Style</b> Condotel	<b>Amenities</b> Community Laundry Resident Manager Security Guard Trash Chute	<b>Disclosures</b> Property Disclosure Stmt	<b>Occupancy</b> Tenant
<b>Unit Features</b> ADA Accessible Central AC Even# Unit	<b>Maintenance Fee Includes</b> AC Central Cable TV Electricity Hot Water Sewer Water	<b>Other Fee Includes</b> None	<b>Terms Acceptable</b> Cash Conventional
<b>Property Condition</b> Excellent	<b>Inclusions</b>	<b>Floor Covering</b> Ceramic Tile W/W Carpet	<b>Land Recorded</b> Regular System
<b>Parking</b> None		<b>Possession</b>	<b>Showing</b> Listor Must Be Present Two Day Notice Reqd
<b>Construction/Exterior Finish</b> Above Ground Brick			

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