



Jason Wong
 President & Principal Broker
 realty@jasonwong.us
 (808) 343-9526
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Unveiling Excellence

by Jason Wong

Residential Client Full

1-2-7-013-002-0330 500 University Ave #2406, Honolulu 96826 List Price: **\$849,000**
 MLS#: **202502096** Region: **Metro** Bldg Nm: **Ala Wai Plaza**
 Status: **Active** Nghbrhd: **KAPIOLANI**
 Lnd Tenure: **FS - Fee Simple** Fee Options:



General Information
 Prop Type: **Condo/Townhouse** DOM: **0**
 Style: **High-Rise 7+ Stories** Furnished: **None**
 Prop Cond: **Above Average** Fract Own: **No**

<u>Sqft Information</u>	<u>Bldg Information</u>	<u>School Information</u>
Grg/Car Sqft:	Bed: 3	Elem:
Sqft Liv: 1,432	Baths: 2/1	Middle:
Lanai Sqft: 105	New Dev: No	High:
	Ttl Park: 1	
Sqft Oth:	Addl Park: 0	
Total Sqft: 1,537	Stories:	
Land Sqft: 6,941,983	Yr Rmdld:	
Lot Acres: 159.366	Year Built: 1970	

Additional Information
 View: **City, Diamond Head, Marina/Canal, Ocean**
 Zoning: **13 - A-3 High Density Apartment**
 Flood Zone: **Zone A**
 Land Recorded: **Land Court**

Recent: **01/17/2025 : NEW**

Listing/Office Information

Listing Date: **01/17/25**
 Possession: **At Closing**
 Office: **Island Dragonfly** Corp Office Lic #: **RB-24348**

Pub Rmks: Experience the ultimate in island living with this rare 2-story sub-penthouse unit in the highly coveted Park Tower at Ala Wai Plaza. Boasting breathtaking 180-degree panoramic views of Diamond Head, Waikiki, the ocean, and cityscape, this sky home offers unparalleled vistas and a front-row seat to city park, canal, ocean & fireworks. The main floor features living & dining area, a U-shaped kitchen & powder room. The double-height, private lanai showcases postcard-worthy views of Honolulu. Upstairs, you'll find three generously sized bedrooms and two full bathrooms, offering ample space and privacy. Hall closets, and the in-suite laundry add convenience. This unit comes with a covered parking stall located near the easy-access ramp, ensuring effortless entry and exit from the complex. AWP offers fantastic amenities, including a gym, swimming pool, BBQ patio, party room, and on-site security. AWP is strategically located nearby private and public schools and is just a short drive to the University of Hawaii campus, making it ideal for families and professionals alike. Make an offer today to claim this iconic island retreat your new home.

Association/Condo Information

Assoc Fees:	Ttl Mon Fees: \$1,169.00	
Maintenance Fee: \$1,169.46	Fee Includes: Cable TV, Hot Water, Internet Service, Other Common Expenses, Sewer	
Oth Fees Mthly:	Oth Mthly Fees Incl:	Floor #: 24
Condo Park Unit: 152	Condo Prp Reg:	
Unit Features: Multi Level, Split Level		
Owner Occpncy%: 61	# Elevators: 3	
Mgmt Co: Hawaiian Properties	Mgmt Co #: 808-539-9777	
Community Assn:	Assoc Phone:	
Public Report #:		

Features

Story Type: **21+** Road Frontage:
 Parking: **Assigned, Covered - 1, Guest**
 Roofing: Flooring: **Ceramic Tile, Laminate**
 Topography: Construction: **Concrete**
 Security Feat: **Card, Key, Keyed Elevator, Security Patrol, Video**
 Amenities: **BBQ, Club House, Condo Association Pool, Exercise Room, Meeting Room, Patio/Deck, Pool on Property, Recreation Area, Security Guard, Trash Chute**
 Inclusions: **AC Window Unit, Dishwasher, Dryer, Range Hood, Range/Oven, Refrigerator, Washer**
 Disclosures: **Property Disclosure Stmt**

Tax & Financial Information

TMK: 1-2-7-013-002-0330	Tax Assess Imp: \$586,100	Terms Acceptable: Cash, Conventional, VA
Taxes/Mnthly: \$206	Tax Assess Lnd: \$121,200	Rent Inc Mthly:
Tax Year: 2024	Tax Assess Tot: \$707,300	Spcl Sales Cond: None
Home Exempt: 0		

Click on the arrow to view Additional Photos



Double height lanai - virtually staged & enhanced



Living room - virtually staged & enhanced



HiCentralMLS



Dining/flex room - virtually staged & enhanced



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Primary bedroom - virtually staged & enhanced



Primary bedroom's bathroom

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Second bedroom - virtually staged & enhanced



Third bedroom - virtually staged & enhanced



Insuite laundry

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Hall bathroom

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U-shape kitchen

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Foyer & powder room

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Outdoor pool

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Gym

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BBQ patio



Stall #152 located nearby the ramp - ease of entry/exit of the complex

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Main floor plan

Mapleport



Second floor plan

Mapleport



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Jason Wong | <https://islanddragonfly.com> | realty@jasonwong.us | (808) 343-9526