

Kulanui Hale 2860 Waialae Avenue Unit PH18, Honolulu 96826 * Kulanui Hale * \$339,000

Sold Price: \$355,000	Sold Date: 08-30-2013	Sold Ratio: 105%
Beds: 2	MLS#: 201330233 , FS	Year Built: 1995
Bath: 2/0	Status: Sold	Remodeled:
Living Sq. Ft.: 630	List Date & DOM: 07-26-2013 & 32	Total Parking: 2
Land Sq. Ft.: 23,566	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 175	Frontage: None	Building: \$255,200
Sq. Ft. Other: 0	Tax/Year: \$92/2012	Land: \$61,000
Total Sq. Ft. 805	Neighborhood: University	Total: \$316,200
Maint./Assoc. \$396 / \$0	Flood Zone : Zone AE - Tool	Stories / CPR: 4-7 / No
Parking: 2 Car, Assigned, Guest, Open - 2	Frontage: None	
Zoning : 12 - A-2 Medium Density Apartme	View: City, Mountain	

Public Remarks: Excellent location! Rarely available 2 bed / 2 bath / 2 assigned parking corner end unit with loft on top floor in desirable building. Large usable lanai with city and mountain views extends the living space. Separate entrance for second bedroom. Close proximity to UH Manoa, shopping, and dining experiences. First open house is Sunday, July 28, 2013 from 2 pm - 5 pm. **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
2860 Waialae Avenue PH18	\$339,000	2 & 2/0	630 \$538	23,566 \$14	175	44%	4	32

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2860 Waialae Avenue PH18	\$92 \$396 \$0	\$61,000	\$255,200	\$316,200	107%	1995 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
2860 Waialae Avenue PH18	\$355,000	08-30-2013	105%	105%	Cash

[2860 Waialae Avenue PH18](#) - MLS#: [201330233](#) - Excellent location! Rarely available 2 bed / 2 bath / 2 assigned parking corner end unit with loft on top floor in desirable building. Large usable lanai with city and mountain views extends the living space. Separate entrance for second bedroom. Close proximity to UH Manoa, shopping, and dining experiences. First open house is Sunday, July 28, 2013 from 2 pm - 5 pm. **Region:** Metro **Neighborhood:** University **Condition:** Above Average **Parking:** 2 Car, Assigned, Guest, Open - 2 **Total Parking:** 2 **View:** City, Mountain **Frontage:** None **Pool:** **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number