Crescent Park 2575 Kuhio Avenue Unit 1103, Honolulu 96815 * Crescent Park * $269,000 * Originally $285,000

Beds:	**2**	MLS#:	**2901400, LH**	Year Built:	**1970**
Bath:	**2/0**	Status:	**Expired**	Remodeled:	
Living Sq. Ft.:	**888**	List Date & DOM:	**01-28-2009** & **139**	Total Parking:	**1**
Land Sq. Ft.:	**17,514**	Condition:	**Above Average**	Assessed Value	
Lanai Sq. Ft.:	**300**	Frontage:		Building:	**$322,900**
Sq. Ft. Other:	**0**	Tax/Year:	**$127/2008**	Land:	**$142,900**
Total Sq. Ft.	**1,188**	Neighborhood:	**Waikiki**	Total:	**$465,800**
Maint./Assoc.	**$352 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**/ No**
Parking:	**Assigned, Garage, Guest**			Frontage:	
Zoning:				View:	**Diamond Head, Garden, Ocean, Sunset**

Public Remarks: Lovely 2 bdrm/2bath with beautifl ocean/park view. Walk to beach, park, zoo. A must see. Short sale - bring offer. priced to sell. In good condition, but sold 'as is'. LISTOR OUT OF TOWN. NO SHOWINGS UNTIL AFTER JUNE 17. **Sale Conditions:** Short Sale **Schools:** Jefferson, Washington, Kaimuki * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
2575 Kuhio Avenue 1103	**$269,000 LH**	2 & 2/0	888 | $303	17,514 | $15	300	0%	11	139

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2575 Kuhio Avenue 1103	$127 | $352 | $0	$142,900	$322,900	$465,800	58%	1970 & NA

2575 Kuhio Avenue 1103 - MLS#: 2901400 - Original price was $285,000 - Lovely 2 bdrm/2bath with beautifl ocean/park view. Walk to beach, park, zoo. A must see. Short sale - bring offer. priced to sell. In good condition, but sold 'as is'. LISTOR OUT OF TOWN. NO SHOWINGS UNTIL AFTER JUNE 17. **Region:** Metro **Neighborhood:** Waikiki **Condition:** Above Average **Parking:** Assigned, Garage, Guest **Total Parking:** 1 **View:** Diamond Head, Garden, Ocean, Sunset **Frontage: Pool: Zoning: Sale Conditions:** Short Sale **Schools:** Jefferson, Washington, Kaimuki * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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