

**298 Moomuku Place Unit 3, Honolulu 96821**

|                               |                                                    |                                                        |
|-------------------------------|----------------------------------------------------|--------------------------------------------------------|
| Status: Cancelled             | MLS#: <a href="#">201505670</a>                    | Parcel#: <a href="#">1-3-8-008-037-0003</a>            |
| List Price: \$875,000         | Original Price: \$875,000                          | Price Change: \$0                                      |
| Beds: 6   Baths: 4/0          | Year Built: 1985                                   | Remodeled:                                             |
| Region: Diamondhd             | Neighborhood: Kuliouou                             | Building:                                              |
| Living Sq Ft: 2,763           | Other Sq Ft: 0                                     | Total Sq Ft: 3,204                                     |
| Land Sq Ft: 5,444             | Land Tenure: FS - Fee Simple                       | Lanai Sq Ft: 441                                       |
| Total Parking: 2              | Date Listed: 04-20-2015                            | Days on Market: 181                                    |
| View: Garden, Mountain, Ocean | Frontage:                                          | Type: Single Family                                    |
| Assessed Building: \$327,900  | Assessed Land: \$469,400                           | Assessed Value: \$797,300                              |
| Taxes: \$217   Year: 2015     | Maintenance Fee: \$0                               | Association Fee: \$0                                   |
| Flood Zone: Zone D            | Stories: Two, Split Level                          | CPR: Yes                                               |
| Condition: Above Average      | Parking: 3 Car+, Carport, Driveway, Garage, Street | <a href="#">Zoning</a> : 05 - R-5 Residential District |
| Elementary: Hahaione          | Middle School: Niu Valley                          | High School: Kaiser                                    |

**Public Remarks:** MUST BE PURCHASED WITH CPR UNITS 1,2 AND 4 (MLS 201505668, 201505669, 201505671). Total purchase price \$2,474,000. Large home situated at the end of a quiet cul-de-sac. Flex floor plan allows for separate living between two upstairs units and one downstairs unit. Upstairs is a 3/2 with 2-car garage, 1/1 with separate entry and downstairs 2/1 with separate entry. All living spaces have access to a separate exterior deck. This is CPR unit #3 of 4. **Sale Conditions:** None \* [Photos](#), [History](#)

**Inclusions:** Auto Garage Door Opener, Blinds, Cable TV, Ceiling Fan, Chandelier, Dishwasher, Disposal, Drapes, Dryer, Microwave, Range Hood, Range/Oven, Smoke Detector, Washer **Amenities:** Bedroom on 1st Floor, Full Bath on 1st Floor, Patio/Deck, Storage, Wall/Fence **Utilities:** Cable, Connected, Overhead Electricity, Telephone, Water **Construction:** Concrete, Double Wall, Hollow Tile, Slab, Stone, Wood Frame **Lot Features:** Clear **Floor:** Hardwood, W/W Carpet **Disclosures:** Lender Approval Required, See Remarks **Land Recorded:** Land Court **Furnished:** Architectural **Style:** CPR, Detach Single Family **Construction Materials:** Concrete, Double Wall, Hollow Tile, Slab, Stone, Wood Frame **Roof:** Composition **Flooring:** Hardwood, W/W Carpet **Security Features:** **Easements:** Other **Set Backs:** C&C, Of Record **Special Listing Conditions:** None **Management Company:** Management Company **Phone:**



