

Kings Gate 2724 Kahoaloha Lane Unit 1606, Honolulu 96826 Kings Gate

Status: Cancelled	MLS#: 201605425	Parcel#: 1-2-7-017-005-0076
List Price: \$479,000	Original Price: \$479,000	Price Change: \$0
Beds: 2 Baths: 2/0	Year Built: 1981	Remodeled: 2012
Region: Metro	Neighborhood: Moiliili	Building: Kings Gate
Living Sq Ft: 1,049	Other Sq Ft: 0	Total Sq Ft: 1,049
Land Sq Ft: 32,844	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 0
Total Parking: 2	Date Listed: 03-19-2016	Days on Market: 10
View: Cemetery, City, Diamond Head, Garden, Golf Course, Marina/Canal, Mountain, Other, Sunrise, Sunset	Frontage: Other	Type: Single Family
Assessed Building: \$0	Assessed Land: \$0	Assessed Value: \$471,800
Taxes: \$133 Year: 2016	Maintenance Fee: \$677	Association Fee: \$0
Flood Zone: Zone X	Stories: Three+	CPR: Yes
Condition: Above Average	Parking: 2 Car, Garage, Street	Zoning : 12 - A-2 Medium Density Apartme
Elementary: Kuhio	Middle School: Washington	High School: Kaimuki

Public Remarks: LARGE VIEW VIEW CONDO, 2/2 w 2 PRKG in FEE, 1049 sf PRICED LOW TO SELL FAST, MUST CLOSE BY 6/15/16. Clear, good title. Motiv'ted. Seller travelng says SELL NOW. PET ALLOWED w APPROVED APPLIC from OWNER 4 Companion or Special Needs. GORGEOUS VIEWS galore, REMOD FEE UNIT, newer appliances, granite, corian, tile, laminate. Breezy, cool, low-maint. unit in TIPTOP Condition. Last similar PRIVATE sale \$485k 8-7-15, per doc.. OR Assume low-int loan, can file Ow/Occup. Exemp to lower tax. Walk to UH/King/Beretania, USPS, stores, banks, public prkg., markets. Open House SUN or appointment 4 EZ show. **Sale Conditions:** None * [Photos](#), [History](#)

Inclusions: Auto Garage Door Opener, Blinds, Ceiling Fan, Dishwasher, Disposal, Dryer, Refrigerator, Smoke Detector, Washer **Amenities:** Entry, Landscaped, Sauna, Wall/Fence **Utilities:** Public Water, Sewer Fee, Telephone, Water **Construction:** Above Ground, Concrete, Masonry/Stucco **Lot Features:** Other **Floor:** Ceramic Tile, Laminate, Marble/Granite **Disclosures:** Listor Owner, Relative of Licensee **Land Recorded:** Dual Systems **Furnished:** Partial **Architectural Style:** CPR **Construction Materials:** Above Ground, Concrete, Masonry/Stucco **Roof:** Other **Flooring:** Ceramic Tile, Laminate, Marble/Granite **Security Features:** Key, Keyed Elevator, Video **Easements:** Cable, Electric, Sewer, Telephone **Set Backs:** C&C, Of Record **Special Listing Conditions:** None **Management Company:** Hawaiiana Mgmt **Management Company Phone:** 593-9100



