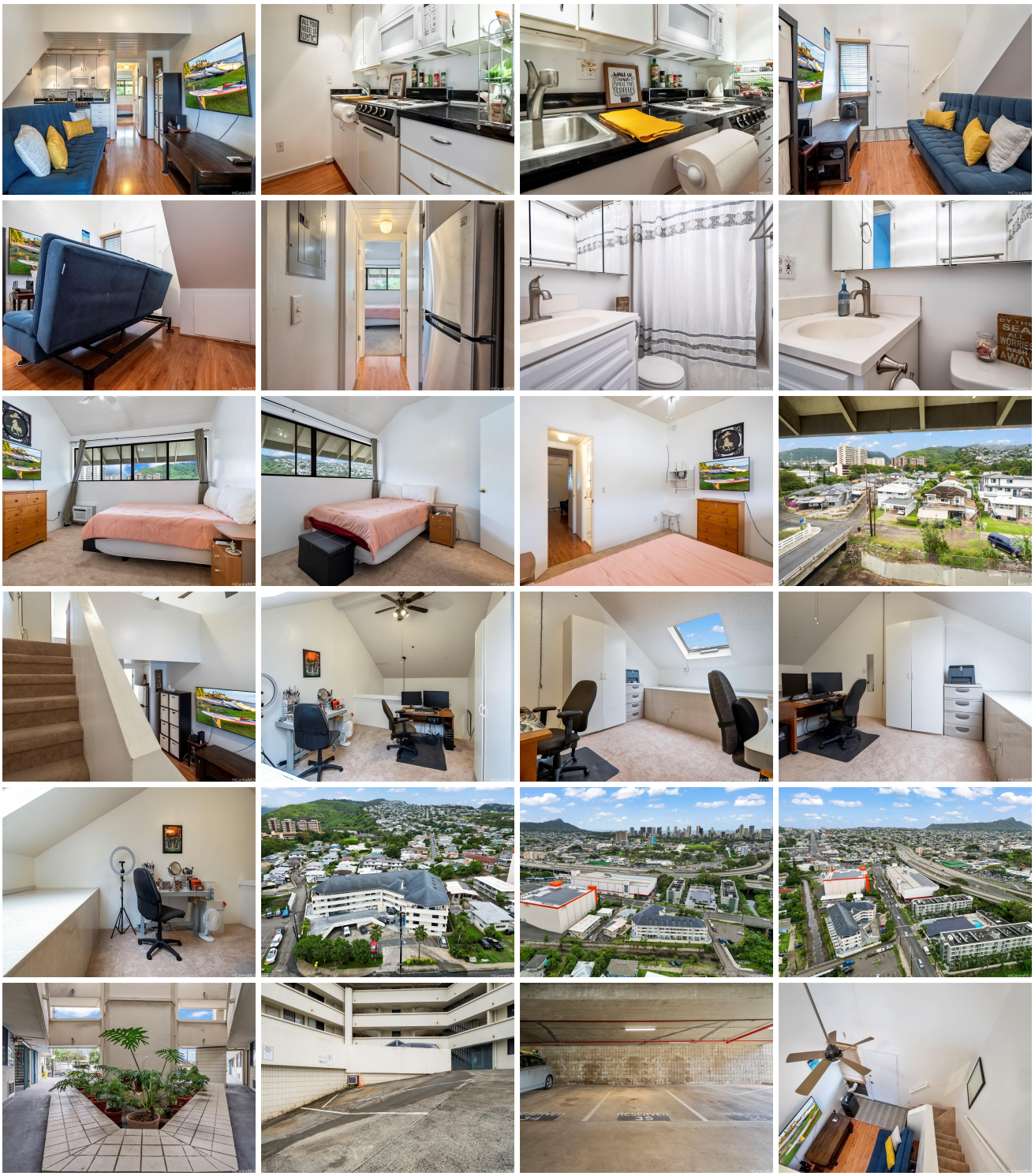
Kulanui Hale 2860 Waialae Avenue Unit PH3, Honolulu 96826 Kulanui Hale

Status: Sold	MLS#: **202307454**	Parcel#: **1-2-8-027-005-0056**
List Price: $355,000	Original Price: $355,000	Price Change: $0
Beds: 1 | Baths: 1/0	Year Built: 1995	Remodeled:
Region: Metro	Neighborhood: University	Building: Kulanui Hale
Living Sq Ft: 497	Other Sq Ft: 0	Total Sq Ft: 497
Land Sq Ft: 0	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 0
Total Parking: 1	Date Listed: 04-06-2023	Days on Market: 17
View: Mountain	Frontage:	Type: Condo/Townhouse
Assessed Building: $262,200	Assessed Land: $78,700	Assessed Value: $340,900
Taxes: $99 | Year: 2023	Maintenence Fee: $531	Association Fee: $0
Flood Zone: Zone AE	Stories:	CPR: No
Condition: Above Average, Average	Parking: Assigned, Covered - 1, Guest	Zoning: 12 - A-2 Medium Density Apartme
Close Price: $360,000	Close Date: 05-19-2023	Financing: Conventional | Concessions:
Elementary:	Middle School:	High School:

Public Remarks: Location, location, location! An excellent opportunity awaits you at Kulanui Hale. This rarely available penthouse condo is ideal for first time home buyers or investors. Centrally located in the heart of Honolulu near the University of Hawaii, Chaminade University, close proximity to freeway access, Manoa, Waikiki and many surrounding restaurants and businesses. Retreat to your loft style home where the efficent layout and soaring vaulted ceilings throughout provides a sense of spaciousness. From your large bedroom, enjoy serene views of St. Louis Heights and the occassional rainbow backdrop over Manoa Valley. Additional living space is offered with the bonus loft, making a great second bedroom, home office or more storage. The bathroom has been upgraded in 2021 featuring a newer vanity mirror cabinet and tile floor. If you treasure convenience and value, this is the one you've been waiting for. **Sale Conditions:** None * Photos, History

Inclusions: AC Window Unit, Ceiling Fan, Disposal, Microwave Hood, Range/Oven, Refrigerator, Smoke Detector **Amenities:** Community Laundry, Fire Sprinkler, Patio/Deck, Trash Chute **Utilities: Construction:** Double Wall, Hollow Tile, Masonry/Stucco, Steel Frame **Lot Features: Floor:** Ceramic Tile, Laminate, W/W Carpet **Disclosures:** 1031 Exchange, Pets Allowed (Verify), Property Disclosure Stmt **Land Recorded:** Regular System **Furnished: Architectural Style:** Low-Rise 6 or Less Stories **Construction Materials:** Double Wall,Hollow Tile,Masonry/Stucco,Steel Frame **Roof: Flooring:** Ceramic Tile,Laminate,W/W Carpet **SecurityFeatures:** Keyed Elevator,Video **Easements: Set Backs: Special Listing Conditions:** None **Management Company:** Hawaiiana **Management Company Phone:** 808-593-9100


BY THE SEA
ALL WORRIES WASH AWAY
RESERVED