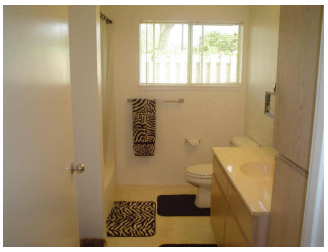
Kulana Knolls 1, Waipahu 96797 Kulana Knolls 1

Status: Sold	MLS#: 2507832	Parcel#: 1-9-4-146-003-0058
List Price: $250,000	Original Price: $250,000	Price Change: $0
Beds: 2 | Baths: 1/0	Year Built: 1994	Remodeled:
Region: Waipahu	Neighborhood: Royal Kunia	Building: Kulana Knolls 1
Living Sq Ft: 735	Other Sq Ft: 0	Total Sq Ft: 735
Land Sq Ft: 0	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 0
Total Parking: 2	Date Listed: 05-20-2005	Days on Market: 9
View: None	Frontage:	Type: Condo/Townhouse
Assessed Building: $109,700	Assessed Land: $72,300	Assessed Value: $182,000
Taxes: $0 | Year: 2005	Maintenence Fee: $167	Association Fee: $22
Flood Zone: Zone D	Stories:	CPR: No
Condition: Above Average	Parking: Guest, Open - 2	Zoning:
Close Price: $250,000	Close Date: 07-21-2005	Financing: Conventional | Concessions:
Elementary: Kaleiopuu	Middle School: Waipahu	High School: Waipahu

Public Remarks: Rarely available! Don't miss out! Ground floor, corner end unit w/new paint, 2 AC's, 3 ceiling fans. Pending gated complex for added security. Beautiful community, awaiting new shopping center w/many stores and restaurants, easy access to freeway exit, great location, walk to WalMart! Golf course and huge community park nearby. Sold As-Is. SUBJECT TO SELLERS FINDING A REPLACEMENT PROPERTY. **Sale Conditions:** Subject To Repl. Property * Photos, History

Inclusions: AC Window Unit, Blinds, Cable TV, Ceiling Fan, Chandelier, Disposal, Dryer, Range Hood, Range/Oven, Refrigerator, Smoke Detector, Washer **Amenities:** Recreation Area, Resident Manager **Utilities: Construction:** Double Wall, Wood Frame **Lot Features: Floor:** Vinyl, W/W Carpet **Disclosures:** Pets Allowed (Verify), Property Disclosure Stmt **Land Recorded:** Regular System **Furnished:** None **Architectural Style:** Low-Rise 6 or Less Stories **Construction Materials:** Double Wall,Wood Frame **Roof: Flooring:** Vinyl,W/W Carpet **SecurityFeatures:** Gated Community **Easements: Set Backs: Special Listing Conditions:** Subject To Repl. Property **Management Company:** Certified Mgnt **Management Company Phone:** 836-0911