

4574 Ahuli Place, Honolulu 96816

Status: Sold	MLS#: <u>2513815</u>	Parcel#: <u>1-3-5-026-012-0000</u>
List Price: \$1,169,000	Original Price: \$1,169,000	Price Change: \$0
Beds: 4 Baths: 2/0	Year Built: 1952	Remodeled: 2003
Region: Diamondhd	Neighborhood: Kahala Area	Building:
Living Sq Ft: 1,676	Other Sq Ft: 0	Total Sq Ft: 1,676
Land Sq Ft: 9,342	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 0
Total Parking: 0	Date Listed: 08-23-2005	Days on Market: 10
View: Garden	Frontage: Other	Type: Single Family
Assessed Building: \$114,200	Assessed Land: \$655,300	Assessed Value: \$769,500
Taxes: \$228 Year: 2004	Maintenance Fee: \$0	Association Fee: \$0
Flood Zone: Zone AE	Stories: One	CPR: No
Condition: Average	Parking: 1 Car, Carport, Driveway, Street	<u>Zoning:</u> 04 - R-7.5 Residential District
Close Price: \$1,169,000	Close Date: 10-05-2005	Financing: Conventional Concessions:
Elementary: Kahala	Middle School: Kaimuki	High School: Kalani

Public Remarks: Great Kahala location in a quiet cul-de-sac, one block to the mall and schools. All new electrical wiring, split system AC beautifully landscaped yard. Lots of room to extend, property is sold 'as is'. Square footage may differ from tax records. **Sale Conditions:** * [Photos](#), [History](#)

Inclusions: AC Split, AC Window Unit, Blinds, Ceiling Fan, Chandelier, Dishwasher, Disposal, Drapes, Dryer, Range Hood, Range/Oven, Refrigerator, Security System, Smoke Detector, Washer **Amenities:** Landscaped, Lawn Sprinkler, Storage, Wall/Fence **Utilities:** Cable, Connected, Gas, Internet, Public Water, Sewer Connection Req'd, Telephone, Underground Electricity, Water **Construction:** Hollow Tile, Single Wall **Lot Features:** Clear **Floor:** Ceramic Tile, Laminate, W/W Carpet **Disclosures:** Licensed Owner, Lister Owner, Pet on Property, Property Disclosure Stmt **Land Recorded:** Regular System **Furnished:** Partial **Architectural Style:** Detach Single Family **Construction Materials:** Hollow Tile, Single Wall **Roof:** Composition **Flooring:** Ceramic Tile, Laminate, W/W Carpet **Security Features:** **Easements:** Other **Set Backs:** Of Record **Special Listing Conditions:** Management Company: **Management Company Phone:**



