

3181 Beaumont Woods Place, Honolulu 96822

Status: Sold	MLS#: 1109265	Parcel#: 1-2-9-072-013-0000
List Price: \$815,000	Original Price: \$788,000	Price Change: \$27,000
Beds: 3 Baths: 2/0	Year Built: 1952	Remodeled:
Region: Metro	Neighborhood: Manoa-woodlawn	Building:
Living Sq Ft: 1,706	Other Sq Ft: 0	Total Sq Ft: 1,706
Land Sq Ft: 39,481	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 0
Total Parking: 0	Date Listed: 07-28-2011	Days on Market: 8
View: City, Mountain, Ocean	Frontage: Preservation	Type: Single Family
Assessed Building: \$198,800	Assessed Land: \$521,000	Assessed Value: \$719,800
Taxes: \$175 Year: 2011	Maintenance Fee: \$0	Association Fee: \$0
Flood Zone: Zone X	Stories: Two	CPR: No
Condition: Average	Parking: 2 Car, Garage	Zoning : 03 - R10 - Residential District
Close Price: \$800,000	Close Date: 09-21-2011	Financing: Conventional Concessions:
Elementary: Manoa	Middle School: Stevenson	High School: Roosevelt

Public Remarks: Very private 3/2 nestled in a forest retreat w/panoramic Valley/ Rainbow vws + vws of the City and Ocean! 3/1 up and 2 bonus rms/bath down! Features new paint,new roof,warm wood flrs,wood burning firepl,bright pix windows,built-ins,BBQ lanai and birdsongs!A serene Tantalus-like retreat just mins from town! Your best Manoa value! **Sale Conditions:** None * [Photos](#), [History](#)

Inclusions: Auto Garage Door Opener, Dishwasher, Drapes, Fireplace, Range/Oven, Refrigerator
Amenities: Bedroom on 1st Floor, Full Bath on 1st Floor, Maids/Guest Qrters, Patio/Deck **Utilities:** Cable, Connected, Underground Electricity, Water **Construction:** Hollow Tile, Single Wall **Lot Features:** Other **Floor:** Hardwood **Disclosures:** Property Disclosure Stmt **Land Recorded:** Dual Systems **Furnished:** None **Architectural Style:** Detach Single Family **Construction Materials:** Hollow Tile,Single Wall **Roof:** Composition **Flooring:** Hardwood **SecurityFeatures:** Key **Easements:** Other **Set Backs:** Of Record **Special Listing Conditions:** None **Management Company:** Management **Company Phone:**