

Kings Gate 2724 Kahoaloha Lane Unit 1805, Honolulu 96826 Kings Gate

Status: Sold	MLS#: 1200604	Parcel#: 1-2-7-017-005-0089
List Price: \$295,000	Original Price: \$170,000	Price Change: \$125,000
Beds: 1 Baths: 1/0	Year Built: 1981	Remodeled:
Region: Metro	Neighborhood: Moiliili	Building: Kings Gate
Living Sq Ft: 791	Other Sq Ft: 0	Total Sq Ft: 857
Land Sq Ft: 32,844	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 66
Total Parking: 1	Date Listed: 01-17-2012	Days on Market: 170
View: Diamond Head, Sunrise	Frontage: Other	Type: Condo/Townhouse
Assessed Building: \$304,000	Assessed Land: \$31,100	Assessed Value: \$335,100
Taxes: \$98 Year: 2011	Maintenance Fee: \$614	Association Fee: \$0
Flood Zone: Zone X	Stories:	CPR: No
Condition: Excellent	Parking: Assigned	Zoning:
Close Price: \$285,000	Close Date: 07-31-2012	Financing: Cash Concessions:
Elementary: Kuhio	Middle School: Washington	High School: Kaimuki

Public Remarks: Popular bldg near UH, shops, bus lines. One bedroom with lanai. Maintenance Fee includes electricity, water, hot water and sewer. Resident manager, gated garage, pool, sauna, BBQ area, playground, no pets. Easy to show. Leasehold \$115,00.00 Leased-fee interest is available for \$180,000; quoted recently by the lessor,for a total of \$295,000.00 in fee. Lease rent \$478/2021;expires 5/31/2051.
Sale Conditions: None * [Photos](#), [History](#)

Inclusions: Ceiling Fan, Disposal, Drapes, Dryer, Range Hood, Range/Oven, Refrigerator, Smoke Detector, Washer **Amenities:** BBQ, Pool, Recreation Area, Resident Manager, Sauna, Trash Chute
Utilities: **Construction:** Concrete, Double Wall **Lot Features:** **Floor:** W/W Carpet **Disclosures:** Property Disclosure Stmt **Land Recorded:** Land Court **Furnished:** Partial **Architectural Style:** High-Rise 7+ Stories **Construction Materials:** Concrete,Double Wall **Roof:** **Flooring:** W/W Carpet
SecurityFeatures: Key,Keyed Elevator **Easements:** **Set Backs:** **Special Listing Conditions:** None
Management Company: Hawaiiana **Management Company Phone:** 593-9100

