

Regency at Kahala 4340 Pahoa Avenue Unit 7A, Honolulu 96816 Regency at Kahala

Status: Sold	MLS#: 201414049	Parcel#: 1-3-5-016-016-0017
List Price: \$980,000	Original Price: \$980,000	Price Change: \$0
Beds: 3 Baths: 2/0	Year Built: 1969	Remodeled:
Region: Diamondhd	Neighborhood: Kahala Area	Building: Regency At Kahala
Living Sq Ft: 1,606	Other Sq Ft: 0	Total Sq Ft: 1,766
Land Sq Ft: 36,285	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 160
Total Parking: 1	Date Listed: 07-15-2014	Days on Market: 111
View: City, Mountain, Ocean, Sunrise	Frontage: Other	Type: Condo/Townhouse
Assessed Building: \$885,900	Assessed Land: \$235,900	Assessed Value: \$1,121,800
Taxes: \$561 Year: 2014	Maintenance Fee: \$1,229	Association Fee: \$0
Flood Zone: Zone AE	Stories: 21+	CPR: No
Condition: Fair	Parking: Assigned, Guest, Open - 1, Street	Zoning : 32 - B-2 Community Business Dis
Close Price: \$890,000	Close Date: 10-31-2014	Financing: Cash Concessions:
Elementary: Kahala	Middle School: Kaimuki	High School: Kalani

Public Remarks: Best upscale condominium in Kahala, conveniently located next to Kahala Mall and only 4 units per floor. Large (1,600 sf of living area + 200 sf of lanai) unit ready for a Buyer's personal preferences with remodeling. Asbestos have been removed from the ceilings and skimmed to a smooth finish with all walls primed and ready to be painted. All appliances and unit are being sold in "as-is" condition. Priced significantly below appraisal. Come and compare! **Sale Conditions:** None * [Photos](#), [History](#)

Inclusions: AC Central, Cable TV, Refrigerator **Amenities:** BBQ, Doorman, Exercise Room, Pool on Property, Resident Manager, Sauna, Security Guard, Trash Chute **Utilities:** **Construction:** Concrete **Lot Features:** **Floor:** Other **Disclosures:** Property Disclosure Stmt **Land Recorded:** Regular System **Furnished:** Partial **Architectural Style:** High-Rise 7+ Stories **Construction Materials:** Concrete **Roof:** **Flooring:** Other **SecurityFeatures:** Key,Keyed Elevator,Security Patrol **Easements:** **Set Backs:** **Special Listing Conditions:** None **Management Company:** Self-managed **Management Company Phone:** 734-7083