

**96 Moaniala Place, Honolulu 96821**

Status: Cancelled	MLS#: <a href="#">201502947</a>	Parcel#: <a href="#">1-3-7-018-118-0000</a>
List Price: \$3,288,000	Original Price: \$3,599,000	Price Change: \$-311,000
Beds: 3   Baths: 2/1	Year Built: 1988	Remodeled: 2003
Region: Diamondhd	Neighborhood: Hawaii Loa Ridge	Building:
Living Sq Ft: 3,716	Other Sq Ft: 296	Total Sq Ft: 4,180
Land Sq Ft: 8,666	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 168
Total Parking: 2	Date Listed: 02-24-2015	Days on Market: 141
View: Coastline, Mountain, Ocean, Sunrise	Frontage: Other	Type: Single Family
Assessed Building: \$1,178,100	Assessed Land: \$1,349,500	Assessed Value: \$2,527,600
Taxes: \$667   Year: 2015	Maintenance Fee: \$0	Association Fee: \$208
Flood Zone: Zone D	Stories: Three+	CPR: No
Condition: Excellent	Parking: 2 Car, Driveway, Garage	<a href="#">Zoning</a> : 04 - R-7.5 Residential District
Elementary: Aina Haina	Middle School: Kaimuki	High School: Kalani

**Public Remarks:** Huge PRICE reduction. Stunning OCEAN view from living, dinning and master rooms. Very private layout for all rooms, quiet CORNER lot with large front and back yard. Total covered area About 4,312 Sq.Ft. including Interior living area 3,716 s.f.,Garage 496 s.f. and BBQ area >100 s.f. Large Patio/deck area. Five separate split A/C units. House has 3 levels, total 3 bedrooms, 2 full baths, 1 half bath, 2 living RMs and 2 storage RMs. Indoor garden, media room and wet bar on 1st FL. Gas for cooking and many new plumbing fixtures through out the house. Sold "AS IS". Please use TG Escrow at King Street. **Sale Conditions:** None \* [Photos](#), [History](#)

**Inclusions:** AC Split, Auto Garage Door Opener, Blinds, Cable TV, Chandelier, Convection Oven, Dishwasher, Disposal, Drapes, Dryer, Fireplace, Lawn Sprinkler, Range/Oven, Refrigerator, Smoke Detector, Washer **Amenities:** Bedroom on 1st Floor, Full Bath on 1st Floor, Landscaped, Patio/Deck, Sauna, Storage, Wall/Fence **Utilities:** Cable, Connected, Gas, Internet, Public Water, Sewer Fee, Telephone, Underground Electricity **Construction:** Above Ground, Concrete, Double Wall, Masonry/Stucco, Wood Frame **Lot Features:** Irregular **Floor:** Ceramic Tile, Marble/Granite **Disclosures:** Property Disclosure Stmt **Land Recorded:** Regular System **Furnished:** Negotiable **Architectural Style:** Detach Single Family **Construction Materials:** Above Ground,Concrete,Double Wall,Masonry/Stucco,Wood Frame **Roof:** Tile **Flooring:** Ceramic Tile,Marble/Granite **SecurityFeatures:** Gated Community **Easements:** Other **Set Backs:** Of Record **Special Listing Conditions:** None **Management Company:** Hawaiian **Management Company Phone:** 373-5173

