

96 Moaniala Place, Honolulu 96821

Status: Cancelled	MLS#: 201512961	Parcel#: 1-3-7-018-118-0000
List Price: \$3,250,000	Original Price: \$3,288,000	Price Change: \$-38,000
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: 08-05-2015	Days on Market: 125
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	Zoning : 04 - R-7.5 Residential District
Elementary: Aina Haina	Middle School: Niu Valley	High School: Kalani

Public Remarks: New Price. Stunning Ocean view from living, dinning and master bedrooms. All rooms face south. House has 3 levels. Master Rm suite on upper level. Living ,Dinning Rm and Kitchen, wet bar, 1/2 bath on Main level. Two bed Rms , 2nd living Rm, wet bar, 2nd full bath, indoor garden on lower/Pool level. Breezy wind from the backside. Very private layout for all rooms. CORNER lot with front and back yard. Total covered area 4,312 sf (Interior living area 3,716 sf,Garage 496 sf.,BBQ area 100 sf. Patio/deck area. Five split A/C. Gas stove. New plumbing fixtures.Sold "AS IS". Use TG Escrow at King St. **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:** Pet on Property **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