

306 Moomuku Place, Honolulu 96821

Status: Cancelled	MLS#: 201602007	Parcel#: 1-3-8-008-037-0002
List Price: \$975,000	Original Price: \$975,000	Price Change: \$0
Beds: 4 Baths: 2/1	Year Built: 1961	Remodeled:
Region: Diamondhd	Neighborhood: Kuliouou	Building:
Living Sq Ft: 1,792	Other Sq Ft: 0	Total Sq Ft: 1,856
Land Sq Ft: 12,131	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 64
Total Parking: 4	Date Listed: 02-16-2016	Days on Market: 29
View: Mountain, Ocean	Frontage:	Type: Single Family
Assessed Building: \$194,300	Assessed Land: \$467,200	Assessed Value: \$661,500
Taxes: \$193 Year: 2015	Maintenance Fee: \$0	Association Fee: \$0
Flood Zone: Zone D	Stories: Two	CPR: Yes
Condition: Average	Parking: 2 Car, Carport, Driveway, Street	Zoning : 05 - R-5 Residential District
Elementary: Hahaione	Middle School: Niu Valley	High School: Kaimuki

Public Remarks: Unique opportunity to own a home and buildable ocean view lot in East Oahu. Home and lot are currently separated by CPR, though are being sold jointly. This sale includes spacial unit CPR #1 and existing home CPR #2 on the CPR Map, which is found in the supplemental docs and/or available through the listing agency. Owner will not sell separately. Please view CPR map in supplemental docs, or request supplemental docs by email. Sewer application has been paid for spacial unit CPR #1. **Sale Conditions:** None * [Photos](#), [History](#)

Inclusions: Cable TV, Chandelier, Dryer, Range/Oven, Refrigerator, Smoke Detector, Washer
Amenities: Bedroom on 1st Floor, Entry, Full Bath on 1st Floor, Other, Patio/Deck **Utilities:** Cable, Connected, Other, Overhead Electricity, Public Water, Telephone, Water **Construction:** Concrete, Single Wall, Slab **Lot Features:** Clear **Floor:** Hardwood, Other, Vinyl **Disclosures:** Lender Approval Required, Property Disclosure Stmt **Land Recorded:** Regular System **Furnished:** None **Architectural Style:** CPR, Detach Single Family **Construction Materials:** Concrete, Single Wall, Slab **Roof:** Composition **Flooring:** Hardwood, Other, Vinyl **Security Features:** **Easements:** Other **Set Backs:** C&C, Of Record **Special Listing Conditions:** None **Management Company:** **Management Company Phone:**



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