

**298 Moomuku Place, Honolulu 96821**

|                               |                                   |                                                        |
|-------------------------------|-----------------------------------|--------------------------------------------------------|
| Status: Cancelled             | MLS#: <a href="#">201602008</a>   | Parcel#: <a href="#">1-3-8-008-037-0003</a>            |
| List Price: \$1,125,000       | Original Price: \$1,125,000       | Price Change: \$0                                      |
| Beds: 6   Baths: 4/0          | Year Built: 1985                  | Remodeled:                                             |
| Region: Diamondhd             | Neighborhood: Kuliouou            | Building:                                              |
| Living Sq Ft: 2,763           | Other Sq Ft: 0                    | Total Sq Ft: 3,204                                     |
| Land Sq Ft: 11,499            | Land Tenure: FS - Fee Simple      | Lanai Sq Ft: 441                                       |
| Total Parking: 4              | Date Listed: 02-16-2016           | Days on Market: 29                                     |
| View: Garden, Mountain, Ocean | Frontage:                         | Type: Single Family                                    |
| Assessed Building: \$327,900  | Assessed Land: \$848,900          | Assessed Value: \$1,176,800                            |
| Taxes: \$344   Year: 2015     | Maintenance Fee: \$0              | Association Fee: \$0                                   |
| Flood Zone: Zone D            | Stories: Two                      | CPR: Yes                                               |
| Condition: Above Average      | Parking: 3 Car+, Driveway, Street | <a href="#">Zoning</a> : 05 - R-5 Residential District |
| Elementary: Hahaione          | Middle School: Niu Valley         | High School: Kaiser                                    |

**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 #4 and existing home CPR #3 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 #4. **Sale Conditions:** None \* [Photos](#), [History](#)

**Inclusions:** Auto Garage Door Opener, Ceiling Fan, Chandelier, Dishwasher, Disposal, Dryer, Microwave, Range Hood, Range/Oven, Refrigerator, Smoke Detector, Washer **Amenities:** Bedroom on 1st Floor, Entry, Full Bath on 1st Floor, Other, Patio/Deck, Wall/Fence **Utilities:** Cable, Connected, Other, Overhead Electricity, Public Water, Telephone, Water **Construction:** Concrete, Double Wall, Hollow Tile, Slab, Stone, Wood Frame **Lot Features:** Clear **Floor:** Hardwood, W/W Carpet **Disclosures:** Lender Approval Required, Property Disclosure Stmt **Land Recorded:** Regular System **Furnished:** None **Architectural Style:** CPR,Detach Single Family **Construction Materials:** Concrete,Double Wall,Hollow Tile,Slab,Stone,Wood Frame **Roof:** Composition **Flooring:** Hardwood,W/W Carpet **SecurityFeatures:** **Easements:** Other **Set Backs:** C&C,Of Record **Special Listing Conditions:** None **Management Company:** Management Company **Phone:**