

**Kings Gate 2724 Kahoaloha Lane Unit 1606, Honolulu 96826 Kings Gate**

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|---|---------------------------------|--|
| Status: Cancelled   | MLS#: <a href="#">201605425</a> | Parcel#: <a href="#">1-2-7-017-005-0076</a>              |
| List Price: \$479,000   | Original Price: \$479,000       | Price Change: \$0  |
| Beds: 2   Baths: 2/0  | Year Built: 1981                | Remodeled: 2012  |
| Region: Metro   | Neighborhood: Moiliili          | Building: Kings Gate                                     |
| Living Sq Ft: 1,049   | Other Sq Ft: 0                  | Total Sq Ft: 1,049                                       |
| Land Sq Ft: 32,844  | Land Tenure: FS - Fee Simple    | Lanai Sq Ft: 0   |
| Total Parking: 2  | Date Listed: 03-19-2016         | Days on Market: 10                                       |
| View: Cemetery, City, Diamond Head, Garden, Golf Course, Marina/Canal, Mountain, Other, Sunrise, Sunset | Frontage: Other                 | Type: Single Family                                      |
| Assessed Building: \$0  | Assessed Land: \$0              | Assessed Value: \$471,800                                |
| Taxes: \$133   Year: 2016   | Maintenance Fee: \$677          | Association Fee: \$0                                     |
| Flood Zone: Zone X  | Stories: Three+                 | CPR: Yes   |
| Condition: Above Average  | Parking: 2 Car, Garage, Street  | <a href="#">Zoning</a> : 12 - A-2 Medium Density Apartme |
| Elementary: Kuhio   | Middle School: Washington       | High School: Kaimuki                                     |

**Public Remarks:** LARGE VIEW VIEW CONDO, 2/2 w 2 PRKG in FEE, 1049 sf PRICED LOW TO SELL FAST, MUST CLOSE BY 6/15/16. Clear, good title. Motiv'ted. Seller travelng says SELL NOW. PET ALLOWED w APPROVED APPLIC from OWNER 4 Companion or Special Needs. GORGEOUS VIEWS galore, REMOD FEE UNIT, newer appliances, granite, corian, tile, laminate. Breezy, cool, low-maint. unit in TIPTOP Condition. Last similar PRIVATE sale \$485k 8-7-15, per doc.. OR Assume low-int loan, can file Ow/Occup. Exemp to lower tax. Walk to UH/King/Beretania, USPS, stores, banks, public prkg., markets. Open House SUN or appointment 4 EZ show. **Sale Conditions:** None \* [Photos](#), [History](#)

**Inclusions:** Auto Garage Door Opener, Blinds, Ceiling Fan, Dishwasher, Disposal, Dryer, Refrigerator, Smoke Detector, Washer **Amenities:** Entry, Landscaped, Sauna, Wall/Fence **Utilities:** Public Water, Sewer Fee, Telephone, Water **Construction:** Above Ground, Concrete, Masonry/Stucco **Lot Features:** Other **Floor:** Ceramic Tile, Laminate, Marble/Granite **Disclosures:** Listor Owner, Relative of Licensee **Land Recorded:** Dual Systems **Furnished:** Partial **Architectural Style:** CPR **Construction Materials:** Above Ground,Concrete,Masonry/Stucco **Roof:** Other **Flooring:** Ceramic Tile,Laminate,Marble/Granite **SecurityFeatures:** Key,Keyed Elevator,Video **Easements:** Cable,Electric,Sewer,Telephone **Set Backs:** C&C,Of Record **Special Listing Conditions:** None **Management Company:** Hawaiiana Mgmt **Management Company Phone:** 593-9100