

, HONOLULU 96816

Status: Sold	MLS#: <u>2311654</u>	Parcel#: <u>1-3-5-007-009-0000</u>
List Price: \$2,998,000	Original Price: \$2,998,000	Price Change: \$0
Beds: 5 Baths: 6/0	Year Built: 1991	Remodeled:
Region: Diamondhd	Neighborhood: Kahala Area	Building:
Living Sq Ft: 5,424	Other Sq Ft: 443	Total Sq Ft: 6,815
Land Sq Ft: 17,840	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 948
Total Parking: 0	Date Listed: 09-08-2003	Days on Market: 337
View: Mountain, Other	Frontage: Other	Type: Single Family
Assessed Building: \$1,257,200	Assessed Land: \$1,618,400	Assessed Value: \$2,875,600
Taxes: \$899 Year: 2004	Maintenance Fee: \$0	Association Fee: \$0
Flood Zone: Zone AO	Stories: Two	CPR: No
Condition: Excellent	Parking: 2 Car, Garage	<u>Zoning:</u> 05 - R-5 Residential District
Close Price: \$2,340,000	Close Date: 09-02-2004	Financing: Cash Concessions:
Elementary: KAHALA	Middle School: KAIMUKI	High School: KALANI

Public Remarks: KAHALA AVE-STEPS TO SANDY SWIMMING BEACH CONTEMPORARY 2 STORY HOME W/ DRAMATIC OPEN FLOOR PLAN POOL W/BAR AREA and SPA ON LARGE LEVEL WIDE LOT PERFECT FOR ENTERTAINING OR RELAXING and PADDLE T/C. **Sale Conditions:** * [Photos](#), [History](#)

Inclusions: AC Central, Auto Garage Door Opener, Cable TV, Compactor, Dishwasher, Disposal, Dryer, Microwave, Range/Oven, Refrigerator, Security System, Smoke Detector, Solar Heater, Washer
Amenities: Entry, Landscaped, Lawn Sprinkler, Maids/Guest Qtrs, Wall/Fence **Utilities:** Cable, Connected, Other, Public Water, Telephone, Water **Construction:** Above Ground, Double Wall, Other **Lot Features:** Other **Floor:** Ceramic Tile, Marble/Granite, Other, W/W Carpet **Disclosures:** Property Disclosure Stmt **Land Recorded:** Regular System **Furnished:** None **Architectural Style:** Detach Single Family **Construction Materials:** Above Ground, Double Wall, Other **Roof:** Other **Flooring:** Ceramic Tile, Marble/Granite, Other, W/W Carpet **Security Features:** Key **Easements:** Other **Set Backs:** C&C, Of Record **Special Listing Conditions:** **Management Company:** Management Company **Phone:**

