280 Poipu Drive, Honolulu 96825

Status: Sold	MLS#: **2501861**	Parcel#: **1-3-9-025-025-0000**
List Price: $1,680,000	Original Price: $1,680,000	Price Change: $0
Beds: 3 | Baths: 2/0	Year Built: 1967	Remodeled:
Region: Hawaiikai	Neighborhood: Triangle	Building:
Living Sq Ft: 2,125	Other Sq Ft: 0	Total Sq Ft: 2,125
Land Sq Ft: 21,539	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 0
Total Parking: 0	Date Listed: 02-07-2005	Days on Market: 82
View: City, Diamond Head, Mountain, Ocean, Sunset	Frontage:	Type: Single Family
Assessed Building: $222,300	Assessed Land: $527,600	Assessed Value: $749,900
Taxes: $234 | Year: 2004	Maintenence Fee: $0	Association Fee: $0
Flood Zone: Unknown	Stories: One	CPR: No
Condition: Average	Parking: 2 Car, Carport	Zoning: 03 - R10 - Residential District
Close Price: $1,500,000	Close Date: 06-24-2005	Financing: Conventional | Concessions:
Elementary: Koko Head	Middle School: Niu Valley	High School: Kaiser

Public Remarks: ENJOY GORGEOUS OCEAN, DIAMOND HEAD and MOUNTAIN VIEWS !!! LARGE SIZE LOT IN PRESTIGEOUS AREA. 3 BEDROOMS AND 2 BATHS PROPERTY WITH POOL. GREAT POTENTIAL. PROPERTY TO BE SOLD 'AS IS' CONDITION. BUYER NEED TO COOPERATE 1031 EXCHANGE. PLEASE USE ISLAND TITLE CORPORATION - NADINE OGATA FOR ESCROW. SELLER WILL CONSIDER ALL OFFERS. **Sale Conditions:** * Photos, History

Inclusions: Dishwasher, Disposal, Dryer, Range/Oven, Refrigerator, Washer **Amenities:** Storage **Utilities:** Connected, Public Water, Sewer Fee, Telephone, Water **Construction:** Double Wall **Lot Features:** Clear **Floor:** W/W Carpet **Disclosures:** 1031 Exchange, Non Resident Owner, Property Disclosure Stmt **Land Recorded:** Regular System **Furnished:** Partial **Architectural Style:** Detach Single Family **Construction Materials:** Double Wall **Roof:** Wood Shake **Flooring:** W/W Carpet **SecurityFeatures: Easements:** Sewer **Set Backs:** C&C **Special Listing Conditions: Management Company: Management Company Phone:**