

4574 Ahuli Place, Honolulu 96816

Status: Cancelled	MLS#: 2505632	Parcel#: 1-3-5-026-012-0000
List Price: \$1,275,000	Original Price: \$1,225,000	Price Change: \$50,000
Beds: 4 Baths: 2/0	Year Built: 1952	Remodeled: 2003
Region: Diamondhd	Neighborhood: Kahala Area	Building:
Living Sq Ft: 1,676	Other Sq Ft: 0	Total Sq Ft: 1,676
Land Sq Ft: 9,342	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 0
Total Parking: 0	Date Listed: 04-15-2005	Days on Market: 131
View: Garden	Frontage: Other	Type: Single Family
Assessed Building: \$114,200	Assessed Land: \$655,300	Assessed Value: \$769,500
Taxes: \$228 Year: 2005	Maintenance Fee: \$0	Association Fee: \$0
Flood Zone: Zone AE	Stories: One	CPR: No
Condition: Above Average	Parking: 1 Car, Carport, Driveway	Zoning : 04 - R-7.5 Residential District
Elementary: Kahala	Middle School: Kaimuki	High School: Kalani

Public Remarks: Great Kahala location in a quiet Cul-de-Sac, one block to the mall and schools. Renovated in year 2003 includes all new electrical wiring, split system AC, pool and beautifully landscaped yard. Lots of room to extend, property is sold 'As Is'. Square footage may differ from property tax records. **Sale Conditions:** * [Photos](#), [History](#)

Inclusions: AC Split, AC Window Unit, Blinds, Cable TV, Ceiling Fan, Chandelier, Dishwasher, Disposal, Drapes, Dryer, Range Hood, Range/Oven, Refrigerator, Security System, Smoke Detector, Washer
Amenities: Landscaped, Lawn Sprinkler, Storage, Wall/Fence **Utilities:** Connected, Gas **Construction:** Hollow Tile, Single Wall **Lot Features:** Clear **Floor:** Ceramic Tile, Laminate, W/W Carpet **Disclosures:** Licensed Owner, Listor Owner, Pet on Property, Property Disclosure Stmt **Land Recorded:** Regular System **Furnished:** **Architectural Style:** Detach Single Family **Construction Materials:** Hollow Tile, Single Wall **Roof:** Composition **Flooring:** Ceramic Tile, Laminate, W/W Carpet **Security Features:** **Easements:** Other **Set Backs:** Of Record **Special Listing Conditions:** **Management Company:** **Management Company Phone:**