

7096 Kalanianaʻole Highway, Honolulu 96825

Status: Sold	MLS#: 2603017	Parcel#: 1-3-9-033-002-0000
List Price: \$1,050,000	Original Price: \$1,050,000	Price Change: \$0
Beds: 3 Baths: 2/0	Year Built: 1964	Remodeled:
Region: Hawaii Kai	Neighborhood: Luna Kai	Building:
Living Sq Ft: 1,696	Other Sq Ft: 0	Total Sq Ft: 1,696
Land Sq Ft: 8,125	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 0
Total Parking: 0	Date Listed: 02-09-2006	Days on Market: 15
View: Marina/Canal, Mountain, Sunrise	Frontage: Marina, Waterfront	Type: Single Family
Assessed Building: \$160,500	Assessed Land: \$531,900	Assessed Value: \$692,400
Taxes: \$216 Year: 2005	Maintenance Fee: \$0	Association Fee: \$0
Flood Zone: Zone A	Stories: One	CPR: No
Condition: Average	Parking: 2 Car, Driveway, Garage	Zoning : 05 - R-5 Residential District
Close Price: \$950,000	Close Date: 03-31-2006	Financing: Conventional Concessions:
Elementary: Koko Head	Middle School: Niu Valley	High School: Kaiser

Public Remarks: 'Fixer-uppertunity'. SOLD strictly AS IS'. Investor's delight! One of the best MARINA FRONT. Easy access to Shopping Center. House is original condition and need TLC. Motivated Seller! **Sale Conditions:** * [Photos](#), [History](#)

Inclusions: Auto Garage Door Opener, Blinds, Cable TV, Convection Oven, Dishwasher, Disposal, Dryer, Microwave, Range Hood, Range/Oven, Refrigerator, Security System, Solar Heater, Washer **Amenities:** Entry, Landscaped, Lawn Sprinkler **Utilities:** Cable, Public Water, Sewer Fee, Telephone **Construction:** Double Wall, Slab, Wood Frame **Lot Features:** Clear **Floor:** Other, W/W Carpet **Disclosures:** Pet on Property, Property Disclosure Stmt **Land Recorded:** Dual Systems **Furnished:** None **Architectural Style:** Detach Single Family **Construction Materials:** Double Wall, Slab, Wood Frame **Roof:** Pitch & Gravel **Flooring:** Other, W/W Carpet **Security Features:** Key **Easements:** Electric, Other, Sewer, Telephone **Set Backs:** C&C, Of Record **Special Listing Conditions:** Management Company: Management Company Phone:



