

4574 Ahuli Place, Honolulu 96816

Status: Sold	MLS#: <u>2702694</u>	Parcel#: <u>1-3-5-026-012-0000</u>
List Price: \$1,210,000	Original Price: \$1,299,000	Price Change: \$-89,000
Beds: 4 Baths: 2/0	Year Built: 1952	Remodeled:
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: 01-29-2007	Days on Market: 82
View: Garden	Frontage: Stream/Canal	Type: Single Family
Assessed Building: \$269,400	Assessed Land: \$1,040,200	Assessed Value: \$1,309,600
Taxes: \$392 Year: 2006	Maintenance Fee: \$0	Association Fee: \$0
Flood Zone: Zone A	Stories: One	CPR: No
Condition: Above Average	Parking: Carport	<u>Zoning:</u> 04 - R-7.5 Residential District
Close Price: \$1,190,000	Close Date: 05-23-2007	Financing: Conventional Concessions:
Elementary: Kahala	Middle School: Kaimuki	High School: Kalani

Public Remarks: Wonderful Kahala Location on a quiet cul-de-sac, Short one block walk to Kahala Mall and Kahala Elementary school. Charming home with huge yard, a mature Mango tree and tropical landscaping. Inviting pool, new electrical wiring, split A/C's, updated kitchen, baths and new carpeting. Loads of potential for expansion or enjoy this Kama'aina Kahala home the way it is. **Sale Conditions:** * [Photos](#), [History](#)

Inclusions: AC Split, Cable TV **Amenities:** Patio/Deck, Wall/Fence **Utilities:** Cable, Connected **Construction:** Masonry/Stucco **Lot Features:** Irregular **Floor:** Ceramic Tile, W/W Carpet **Disclosures:** Property Disclosure Stmt **Land Recorded:** Regular System **Furnished:** None **Architectural Style:** Detach Single Family **Construction Materials:** Masonry/Stucco **Roof:** Asphalt Shingle **Flooring:** Ceramic Tile, W/W Carpet **Security Features:** **Easements:** None **Set Backs:** C&C **Special Listing Conditions:** **Management Company:** **Management Company Phone:**

