280 Poipu Drive, Honolulu 96825

Status: Sold	MLS#: **2706756**	Parcel#: **1-3-9-025-025-0000**
List Price: $1,650,000	Original Price: $1,650,000	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: 04-05-2007	Days on Market: 21
View: Diamond Head, Mountain, Ocean, Sunset	Frontage:	Type: Single Family
Assessed Building: $113,200	Assessed Land: $1,424,800	Assessed Value: $1,538,000
Taxes: $481 | Year: 2006	Maintenence Fee: $0	Association Fee: $0
Flood Zone: Zone D	Stories: One	CPR: No
Condition: Fair	Parking: 2 Car, Carport, Driveway	Zoning: 03 - R10 - Residential District
Close Price: $1,650,000	Close Date: 06-29-2007	Financing: Conventional | Concessions:
Elementary: Koko Head	Middle School: Niu Valley	High School: Kaiser

Public Remarks: DEVELOPER'S SPECIAL. Estate sized lot with preliminary plans drawn by Pip White. Prestigeous Area ready for Dream Home. Features panoramic views of Maunalua Bay, Diamond Head and the Koolau Mtn Range. Property has an older existing 3/2 home w/ new carpet throughout, plus large pool, but value is in the land and location. Recently surveyed. **Sale Conditions:** * Photos, History

Inclusions: Dishwasher, Disposal, Drapes, Range/Oven, Refrigerator, Washer **Amenities:** Storage **Utilities:** Connected, Internet, Public Water, Sewer Fee, Telephone **Construction:** Double Wall **Lot Features:** Clear **Floor:** W/W Carpet **Disclosures:** Property Disclosure Stmt **Land Recorded:** Dual Systems **Furnished:** None **Architectural Style:** Detach Single Family **Construction Materials:** Double Wall **Roof:** Wood Shake **Flooring:** W/W Carpet **SecurityFeatures: Easements:** Drainage,Sewer **Set Backs:** C&C **Special Listing Conditions: Management Company: Management Company Phone:**