

**96 Moaniala Place, Honolulu 96821**

Status: Sold	MLS#: <b><u>2817928</u></b>	Parcel#: <b><u>1-3-7-018-118-0000</u></b>
List Price: \$1,925,000	Original Price: \$2,500,000	Price Change: \$-575,000
Beds: 3   Baths: 2/1	Year Built: 1988	Remodeled: 2006
Region: Diamondhd	Neighborhood: Hawaii Loa Ridge	Building:
Living Sq Ft: 3,812	Other Sq Ft: 68	Total Sq Ft: 3,880
Land Sq Ft: 8,666	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 0
Total Parking: 0	Date Listed: 11-11-2008	Days on Market: 291
View: Coastline, Diamond Head, Mountain, Ocean	Frontage:	Type: Single Family
Assessed Building: \$789,900	Assessed Land: \$950,600	Assessed Value: \$1,740,500
Taxes: \$431   Year: 2008	Maintenance Fee: \$0	Association Fee: \$0
Flood Zone: Zone D	Stories: Three+	CPR: No
Condition: Excellent	Parking: 2 Car, Driveway, Garage	<b>Zoning:</b> 04 - R-7.5 Residential District
Close Price: \$1,600,000	Close Date: 10-12-2009	Financing: Conventional   Concessions:
Elementary: Aina Haina	Middle School: Niu Valley	High School: Kalani

**Public Remarks:** Back Offer!SHORT SALE!Desirable corner lot exec hm w/3000sqft of green beltandlegant curb appeal. This exquisite hm boasts marble flooring w/dark cherry stained cabinets throughout, 4' granite counters, atrium w/water feature, subzero refrigerator, convection microwave oven, Bosch D/W,trash compactor,wine cooler,BBQ area w/spacious grass yd,jacuzzi/poolandslate patio deck.Need lender approval. **Sale Conditions:** \* [Photos](#), [History](#)

**Inclusions:** AC Split, Auto Garage Door Opener, Blinds, Ceiling Fan, Compactor, Convection Oven, Dishwasher, Disposal, Dryer, Fireplace, Gas Grill, Home Warranty, Intercom, Microwave, Other, Range Hood, Range/Oven, Refrigerator, Satellite Dish, Smoke Detector, Washer **Amenities:** Entry, Landscaped, Lawn Sprinkler, Patio/Deck, Storage, Wall/Fence **Utilities:** Connected, Public Water, Sewer Fee, Telephone, Underground Electricity **Construction:** Double Wall, Masonry/Stucco, Slab, Wood Frame **Lot Features:** Clear **Floor:** Marble/Granite **Disclosures:** Licensed Owner, Listor Owner, Property Disclosure Stmt **Land Recorded:** Land Court **Furnished:** Full **Architectural Style:** Detach Single Family **Construction Materials:** Double Wall,Masonry/Stucco,Slab,Wood Frame **Roof:** Tile **Flooring:** Marble/Granite **SecurityFeatures:** Gated Community,Key,Security Patrol,Video **Easements:** None **Set Backs:** C&C **Special Listing Conditions:** **Management Company:** **Management Company Phone:**