Kulanui Hale 2860 Waialae Avenue Unit PH18, Honolulu 96826 * Kulanui Hale * $339,000

Sold Price: $355,000	Sold Date: 08-30-2013	Sold Ratio: 105%
Beds: **2**	MLS#: **201330233, FS**	Year Built: **1995**
Bath: **2/0**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **630**	List Date & DOM: **07-26-2013** & **32**	Total Parking: **2**
Land Sq. Ft.: **23,566**	Condition: **Above Average**	Assessed Value
Lanai Sq. Ft.: **175**	Frontage: **None**	Building: **$255,200**
Sq. Ft. Other: **0**	Tax/Year: **$92/2012**	Land: **$61,000**
Total Sq. Ft. **805**	Neighborhood: **University**	Total: **$316,200**
Maint./Assoc. **$396 / $0**	Flood Zone: **Zone AE - Tool**	Stories / CPR: **4-7 / No**
Parking: **2 Car, Assigned, Guest, Open - 2**	Frontage: **None**	
Zoning: **12 - A-2 Medium Density Apartme**	View: **City, Mountain**	

Public Remarks: Excellent location! Rarely available 2 bed / 2 bath / 2 assigned parking corner end unit with loft on top floor in desirable building. Large usable lanai with city and mountain views extends the living space. Separate entrance for second bedroom. Close proximity to UH Manoa, shopping, and dining experiences. First open house is Sunday, July 28, 2013 from 2 pm - 5 pm. **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
2860 Waialae Avenue PH18	$339,000	2 & 2/0	630 | $538	23,566 | $14	175	44%	4	32

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2860 Waialae Avenue PH18	$92 | $396 | $0	$61,000	$255,200	$316,200	107%	1995 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
2860 Waialae Avenue PH18	$355,000	08-30-2013	105%	105%	Cash

2860 Waialae Avenue PH18 - MLS#: 201330233 - Excellent location! Rarely available 2 bed / 2 bath / 2 assigned parking corner end unit with loft on top floor in desirable building. Large usable lanai with city and mountain views extends the living space. Separate entrance for second bedroom. Close proximity to UH Manoa, shopping, and dining experiences. First open house is Sunday, July 28, 2013 from 2 pm - 5 pm. **Region:** Metro **Neighborhood:** University **Condition:** Above Average **Parking:** 2 Car, Assigned, Guest, Open - 2 **Total Parking:** 2 **View:** City, Mountain **Frontage:** None **Pool: Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number