Moana Kai 7012 Hawaii Kai Drive Unit 107, Honolulu 96825 * Moana Kai * $709,000

Sold Price: $709,000	Sold Date: 11-10-2014	Sold Ratio: 100%
Beds: **3**	MLS#: **201417996, FS**	Year Built: **2005**
Bath: **2/1**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **1,652**	List Date & DOM: **09-08-2014** & **52**	Total Parking: **2**
Land Sq. Ft.: **5,729**	Condition: **Excellent**	Assessed Value
Lanai Sq. Ft.: **39**	Frontage: **Other**	Building: **$392,100**
Sq. Ft. Other: **0**	Tax/Year: **$273/2013**	Land: **$269,200**
Total Sq. Ft. **1,691**	Neighborhood: **West Marina**	Total: **$661,300**
Maint./Assoc. **$405 / $0**	Flood Zone: **Zone D - Tool**	Stories / CPR: **Three+ / No**
Parking: **Covered - 1, Garage, Open - 2**	Frontage: **Other**	
Zoning: **02 - R-20 Residential District**	View: **None**	

Public Remarks: Extra large 3 bedroom/2.5 bath 3 story town home. Excellent condition, brand new Pergo flooring through-out, brand new stainless steel appliances and central a/c. Covered parking on the first floor, spacious living room with large master suite and walk-in closet on the second floor, and Koko Head views from 2 bedrooms with 1full bathroom plus family room on the third floor. Nice, quiet neighborhood with excellent school district. Well managed community with low monthly maintenance fee. Pet friendly. Near shopping centers and movie theater. Walking distance to beaches. Sale subject to Sellers purchasing replacement property. Seller is licensed Hawaii Real Estate Agent. **Sale Conditions:** Subject To Replacement Property **Schools:** Hahaione, Niu Valley, Kaiser * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info




Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
7012 Hawaii Kai Drive 107	$709,000	3 & 2/1	1,652 | $429	5,729 | $124	39	65%	2	52

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
7012 Hawaii Kai Drive 107	$273 | $405 | $0	$269,200	$392,100	$661,300	107%	2005 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
7012 Hawaii Kai Drive 107	$709,000	11-10-2014	100%	100%	Conventional 0

7012 Hawaii Kai Drive 107 - MLS#: 201417996 - Extra large 3 bedroom/2.5 bath 3 story town home. Excellent condition, brand new Pergo flooring through-out, brand new stainless steel appliances and central a/c. Covered parking on the first floor, spacious living room with large master suite and walk-in closet on the second floor, and Koko Head views from 2 bedrooms with 1full bathroom plus family room on the third floor. Nice, quiet neighborhood with excellent school district. Well managed community with low monthly maintenance fee. Pet friendly. Near shopping centers and movie theater. Walking distance to beaches. Sale subject to Sellers purchasing replacement property. Seller is licensed Hawaii Real Estate Agent. **Region:** Hawaii Kai **Neighborhood:** West Marina **Condition:** Excellent **Parking:** Covered - 1, Garage, Open - 2 **Total Parking:** 2 **View:** None **Frontage:** Other **Pool: Zoning:** 02 - R-20 Residential District **Sale Conditions:** Subject To Replacement Property **Schools:** Hahaione, Niu Valley, Kaiser * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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