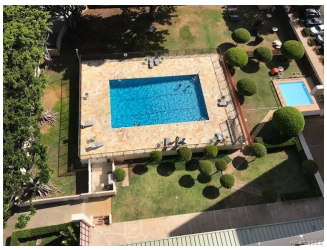
Kahala Towers 4300 Waialae Avenue Unit 1406-A, Honolulu 96816 * Kahala Towers * $520,000 * Originally $570,000

Beds:	**2**	MLS#:	**201911920, FS**	Year Built:	**1968**
Bath:	**2/0**	Status:	**Cancelled**	Remodeled:	
Living Sq. Ft.:	**841**	List Date & DOM:	**04-29-2019** & **217**	Total Parking:	**1**
Land Sq. Ft.:	**117,002**	Condition:	**Above Average**	Assessed Value	
Lanai Sq. Ft.:	**144**	Frontage:	**Other**	Building:	**$419,400**
Sq. Ft. Other:	**0**	Tax/Year:	**$149/2018**	Land:	**$106,500**
Total Sq. Ft.	**985**	Neighborhood:	**Waialae Nui Vly**	Total:	**$525,900**
Maint./Assoc.	**$513 / $193**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**One, 15-20 / No**
Parking:	**Assigned, Open - 1**			Frontage:	**Other**
Zoning:	**11 - A-1 Low Density Apartment**			View:	**City, Coastline, Diamond Head, Golf Course, Mountain, Ocean**

Public Remarks: REDUCED PRICE>This Kahala Towers 14th floor 2 bedroom/ 2 bath corner unit has unobstructed views from Koko Head to Diamond Head. Freshly painted but bring your ideas for upgrading and transform this perfectly located unit into your dream home! The large lanai is perfect to enjoy the beautiful sunsets over the ocean looking towards Molokai and Maui. Conveniently located across from Kahala Mall and walking distance to numerous shops, restaurants, grocery stores, Waialae Country Club, and more. This is a pet friendly building with access to pool, wading pool, BBQs, and manicured grounds! VERY MOTIVATED SELLER HAS REDUCED PRICE BELOW ASSESSED VALUE & IS FIRM ON PRICE. SOLD AS IS. **Sale Conditions:** None **Schools:** Wilson, Kaimuki, Kalani * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info




Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
4300 Waialae Avenue 1406-A	**$520,000**	2 & 2/0	841 | $618	117,002 | $4	144	58%	14	217

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
4300 Waialae Avenue 1406-A	$149 | $513 | $193	$106,500	$419,400	$525,900	99%	1968 & NA

4300 Waialae Avenue 1406-A - MLS#: 201911920 - Original price was $570,000 - REDUCED PRICE>This Kahala Towers 14th floor 2 bedroom/ 2 bath corner unit has unobstructed views from Koko Head to Diamond Head. Freshly painted but bring your ideas for upgrading and transform this perfectly located unit into your dream home! The large lanai is perfect to enjoy the beautiful sunsets over the ocean looking towards Molokai and Maui. Conveniently located across from Kahala Mall and walking distance to numerous shops, restaurants, grocery stores, Waialae Country Club, and more. This is a pet friendly building with access to pool, wading pool, BBQs, and manicured grounds! VERY MOTIVATED SELLER HAS REDUCED PRICE BELOW ASSESSED VALUE & IS FIRM ON PRICE. SOLD AS IS. **Region:** Diamond Head **Neighborhood:** Waialae Nui Vly **Condition:** Above Average **Parking:** Assigned, Open - 1 **Total Parking:** 1 **View:** City, Coastline, Diamond Head, Golf Course, Mountain, Ocean **Frontage:** Other **Pool: Zoning:** 11 - A-1 Low Density Apartment **Sale Conditions:** None **Schools:** Wilson, Kaimuki, Kalani * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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