Moana Kai 7012 Hawaii Kai Drive Unit 506, Honolulu 96825 * Moana Kai * $799,000 * Originally $835,000

Sold Price:	$790,000	Sold Date:	12-16-2020	Sold Ratio:	99%
Beds:	**3**	MLS#:	**202019974, FS**	Year Built:	**2005**
Bath:	**2/1**	Status:	**Sold**	Remodeled:	
Living Sq. Ft.:	**1,725**	List Date & DOM:	**08-10-2020** & **84**	Total Parking:	**2**
Land Sq. Ft.:	**0**	Condition:	**Average**	Assessed Value	
Lanai Sq. Ft.:	**42**	Frontage:		Building:	**$321,200**
Sq. Ft. Other:	**0**	Tax/Year:	**$250/2020**	Land:	**$537,200**
Total Sq. Ft.	**1,767**	Neighborhood:	**West Marina**	Total:	**$858,400**
Maint./Assoc.	**$458 / $0**	Flood Zone:	**Zone D - Tool**	Stories / CPR:	**Three / No**
Parking:	**Assigned, Covered - 1, Garage, Guest, Open - 1, Tandem**	Frontage:			
Zoning:	**12 - A-2 Medium Density Apartme**	View:	**None**		

Public Remarks: Spacious 3br/2.5ba Moana Kai townhouse in Hawaii Kai. Nice north side perimeter location providing a bit more privacy. Original 2005 interior but in very good well maintained condition. Tri-level townhouse with living room, kitchen/dining, master bedroom/bath and half bath on 2nd floor and 2 bedrooms/1 full bath/full size laundry/ bonus area on 3rd floor. The Moana Kai townhouses were recently painted on the exterior. Central a/c, AHS home warranty. **Sale Conditions:** None **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 506	**$799,000**	3 & 2/1	1,725 | $463	0 | $inf	42	73%	1	84

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
7012 Hawaii Kai Drive 506	$250 | $458 | $0	$537,200	$321,200	$858,400	93%	2005 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
7012 Hawaii Kai Drive 506	$790,000	12-16-2020	99%	95%	Conventional

7012 Hawaii Kai Drive 506 - MLS#: 202019974 - Original price was $835,000 - Spacious 3br/2.5ba Moana Kai townhouse in Hawaii Kai. Nice north side perimeter location providing a bit more privacy. Original 2005 interior but in very good well maintained condition. Tri-level townhouse with living room, kitchen/dining, master bedroom/bath and half bath on 2nd floor and 2 bedrooms/1 full bath/full size laundry/ bonus area on 3rd floor. The Moana Kai townhouses were recently painted on the exterior. Central a/c, AHS home warranty. **Region:** Hawaii Kai **Neighborhood:** West Marina **Condition:** Average **Parking:** Assigned, Covered - 1, Garage, Guest, Open - 1, Tandem **Total Parking:** 2 **View:** None **Frontage: Pool: Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** Hahaione, Niu Valley, Kaiser * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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