Lalea At Hawaii Kai 1 7110 Hawaii Kai Drive Unit 46, Honolulu 96825 * Lalea At Hawaii Kai 1 * $775,000

Sold Price: $765,000	Sold Date: 12-31-2020	Sold Ratio: 99%
Beds: **3**	MLS#: **202028495, FS**	Year Built: **1997**
Bath: **2/1**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **1,124**	List Date & DOM: **11-04-2020** & **19**	Total Parking: **2**
Land Sq. Ft.: **274,167**	Condition: **Above Average**	Assessed Value
Lanai Sq. Ft.: **200**	Frontage:	Building: **$209,400**
Sq. Ft. Other: **0**	Tax/Year: **$191/2020**	Land: **$544,300**
Total Sq. Ft. **1,324**	Neighborhood: **West Marina**	Total: **$753,700**
Maint./Assoc. **$449 / $0**	Flood Zone: **Zone D - Tool**	Stories / CPR: **Split Level / No**
Parking: **Assigned, Covered - 1, Garage, Guest, Open - 1**	Frontage:	
Zoning: **12 - A-2 Medium Density Apartme**	View: **Garden, Mountain**	

Public Remarks: PRIME LOCATION WITHIN A DESIRABLE COMMUNITY. This rarely offered 3 bed / 2.5 bath / 2 prk Lalea townhouse backs up to preservation land creating a uniquely private patio setting usually reserved for single family home living. One of the largest interior and patio floorplans in the community, this open-concept unit is ideally laid out. Enjoy features like high ceilings throughout (including upstairs), attached garage parking, ample nearby guest parking, durable tile / wood floors throughout, and a pet friendly community. The townhome is positioned to capture the tradewinds throughout the year, but for those warm Kona wind days, there is A/C in every room. Lalea is a well-run community with manicured common areas, and ample amenities including a pool, clubhouse, bbq, rec area and Res Mgr, all while maintaining a reasonable maintenance fee. Professionally painted, cleaned and ready for a new owner. Photos of the townhouse have been virtually staged. **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
7110 Hawaii Kai Drive 46	$775,000	3 & 2/1	1,124 | $690	274,167 | $3	200	73%	1	19

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
7110 Hawaii Kai Drive 46	$191 | $449 | $0	$544,300	$209,400	$753,700	103%	1997 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
7110 Hawaii Kai Drive 46	$765,000	12-31-2020	99%	99%	Conventional

7110 Hawaii Kai Drive 46 - MLS#: 202028495 - PRIME LOCATION WITHIN A DESIRABLE COMMUNITY. This rarely offered 3 bed / 2.5 bath / 2 prk Lalea townhouse backs up to preservation land creating a uniquely private patio setting usually reserved for single family home living. One of the largest interior and patio floorplans in the community, this open-concept unit is ideally laid out. Enjoy features like high ceilings throughout (including upstairs), attached garage parking, ample nearby guest parking, durable tile / wood floors throughout, and a pet friendly community. The townhome is positioned to capture the tradewinds throughout the year, but for those warm Kona wind days, there is A/C in every room. Lalea is a well-run community with manicured common areas, and ample amenities including a pool, clubhouse, bbq, rec area and Res Mgr, all while maintaining a reasonable maintenance fee. Professionally painted, cleaned and ready for a new owner. Photos of the townhouse have been virtually staged. **Region:** Hawaii Kai **Neighborhood:** West Marina **Condition:** Above Average **Parking:** Assigned, Covered - 1, Garage, Guest, Open - 1 **Total Parking:** 2 **View:** Garden, Mountain **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