

Plaza Hawaii Kai 6770 Hawaii Kai Drive Unit 402, Honolulu 96825 * Plaza Hawaii Kai *

\$580,000 * Originally \$645,000

Sold Price: \$580,000	Sold Date: 06-03-2021	Sold Ratio: 100%
Beds: 2	MLS#: 202031526, FS	Year Built: 1974
Bath: 2/0	Status: Sold	Remodeled: 2020
Living Sq. Ft.: 1,626	List Date & DOM: 12-11-2020 & 139	Total Parking: 2
Land Sq. Ft.: 125,583	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage: Other	Building: \$393,400
Sq. Ft. Other: 0	Tax/Year: \$136/2020	Land: \$212,900
Total Sq. Ft. 1,626	Neighborhood: Hahaione-lower	Total: \$606,300
Maint./Assoc. \$1,647 / \$0	Flood Zone : Zone D - Tool	Stories / CPR: One / No
Parking: Covered - 2	Frontage: Other	
Zoning : 12 - A-2 Medium Density Apartme	View: Coastline, Garden, Marina/Canal, Mountain, Ocean, Sunset	

Public Remarks: PRICE SIGNIFICANTLY REDUCED!! OWNERS RELOCATING TO MAINLAND. New price is below two recent sales of similar "02" units in the building. Price is Firm. Spacious 2 bedroom 2 bath unit with large living room and panoramic views from mountain to marina and ocean. Central A/C. New carpeting, paint, window shades in 2017. New window tinting with warranty to buyer. Brand new full size washer and dryer. Only "02" unit currently available in the building with full open kitchen design to take advantage of the view and provide counter seating. Maintenance fees are reasonable at \$1.01 per sq. ft. and includes the interest only loan payment for plumbing project to be completed in 2021. All plumbing work completed for this unit. Seller will consider offers from prequalified buyers. **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
6770 Hawaii Kai Drive 402	\$580,000	2 & 2/0	1,626 \$357	125,583 \$5	0	54%	4	139

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
6770 Hawaii Kai Drive 402	\$136 \$1,647 \$0	\$212,900	\$393,400	\$606,300	96%	1974 & 2020

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
6770 Hawaii Kai Drive 402	\$580,000	06-03-2021	100%	90%	Conventional

[6770 Hawaii Kai Drive 402](#) - MLS#: **202031526** - Original price was \$645,000 - PRICE SIGNIFICANTLY REDUCED!! OWNERS RELOCATING TO MAINLAND. New price is below two recent sales of similar "02" units in the building. Price is Firm. Spacious 2 bedroom 2 bath unit with large living room and panoramic views from mountain to marina and ocean. Central A/C. New carpeting, paint, window shades in 2017. New window tinting with warranty to buyer. Brand new full size washer and dryer. Only "02" unit currently available in the building with full open kitchen design to take advantage of the view and provide counter seating. Maintenance fees are reasonable at \$1.01 per sq. ft. and includes the interest only loan payment for plumbing project to be completed in 2021. All plumbing work completed for this unit. Seller will consider offers from prequalified buyers. **Region:** Hawaii Kai **Neighborhood:** Hahaione-lower **Condition:** Above Average **Parking:** Covered - 2 **Total Parking:** 2 **View:** Coastline, Garden, Marina/Canal, Mountain, Ocean, Sunset **Frontage:** Other **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