Moana Kai 7012 Hawaii Kai Drive Unit 907, Honolulu 96825 * Moana Kai * $875,000

Sold Price:	$955,000	Sold Date:	08-02-2021	Sold Ratio:	109%
Beds:	**3**	MLS#:	**202112520, FS**	Year Built:	**2005**
Bath:	**2/1**	Status:	**Sold**	Remodeled:	
Living Sq. Ft.:	**1,651**	List Date & DOM:	**06-11-2021** & **10**	Total Parking:	**2**
Land Sq. Ft.:	**0**	Condition:	**Above Average, Excellent**	Assessed Value	
Lanai Sq. Ft.:	**39**	Frontage:	**Other**	Building:	**$337,300**
Sq. Ft. Other:	**0**	Tax/Year:	**$245/2020**	Land:	**$519,700**
Total Sq. Ft.	**1,690**	Neighborhood:	**West Marina**	Total:	**$857,000**
Maint./Assoc.	**$450 / $0**	Flood Zone:	**Zone D - Tool**	Stories / CPR:	**Two / No**
Parking:	**Assigned, Covered - 1, Garage, Open**			Frontage:	**Other**
Zoning:	**12 - A-2 Medium Density Apartme**			View:	**Mountain**

Public Remarks: This 3 bedroom, 2.5 bathroom multi-level townhouse is so spacious that it feels like a single-family home, except it's stress-free with low maintenance fees! It's truly the best of worlds, plus you have your own enclosed garage with plenty of storage. There's a bonus den/office area, newer appliances, plantation shutters, & a walk-in master closet. The home is move-in ready and can be yours before the end of summer in time for the new school year. Nearby Hahaione Elementary offers the sought-after International Baccalaureate (IB) World School program. The Moana Kai in Hawaii Kai has a community feel & is tucked into a private cul-de-sac. Easy to access the amenities of Hawaii Kai Towne Center & Koko Marina. Join us for our Open House: Sun 6/13 from 2-4 pm & Thurs 6/17 from 9am-Noon. **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 907	$875,000	3 & 2/1	1,651 | $530	0 | $inf	39	73%	1	10

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
7012 Hawaii Kai Drive 907	$245 | $450 | $0	$519,700	$337,300	$857,000	102%	2005 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
7012 Hawaii Kai Drive 907	$955,000	08-02-2021	109%	109%	Conventional

7012 Hawaii Kai Drive 907 - MLS#: 202112520 - This 3 bedroom, 2.5 bathroom multi-level townhouse is so spacious that it feels like a single-family home, except it's stress-free with low maintenance fees! It's truly the best of worlds, plus you have your own enclosed garage with plenty of storage. There's a bonus den/office area, newer appliances, plantation shutters, & a walk-in master closet. The home is move-in ready and can be yours before the end of summer in time for the new school year. Nearby Hahaione Elementary offers the sought-after International Baccalaureate (IB) World School program. The Moana Kai in Hawaii Kai has a community feel & is tucked into a private cul-de-sac. Easy to access the amenities of Hawaii Kai Towne Center & Koko Marina. Join us for our Open House: Sun 6/13 from 2-4 pm & Thurs 6/17 from 9am-Noon. **Region:** Hawaii Kai **Neighborhood:** West Marina **Condition:** Above Average, Excellent **Parking:** Assigned, Covered - 1, Garage, Open **Total Parking:** 2 **View:** Mountain **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