Moana Kai 7012 Hawaii Kai Drive Unit 208, Honolulu 96825 * Moana Kai * $925,000

Sold Price:	$1,000,000	Sold Date:	06-30-2021	Sold Ratio:	108%
Beds:	**3**	MLS#:	**202112799, FS**	Year Built:	**2005**
Bath:	**2/1**	Status:	**Sold**	Remodeled:	
Living Sq. Ft.:	**1,550**	List Date & DOM:	**05-22-2021** & **4**	Total Parking:	**2**
Land Sq. Ft.:	**5,729**	Condition:	**Excellent**	Assessed Value	
Lanai Sq. Ft.:	**360**	Frontage:		Building:	**$335,100**
Sq. Ft. Other:	**0**	Tax/Year:	**$249/2021**	Land:	**$517,600**
Total Sq. Ft.	**1,910**	Neighborhood:	**West Marina**	Total:	**$852,700**
Maint./Assoc.	**$448 / $0**	Flood Zone:	**Zone D - Tool**	Stories / CPR:	**Two / No**
Parking:	**Assigned, Covered - 2, Garage, Guest, Open - 3+**	Frontage:			
Zoning:	**12 - A-2 Medium Density Apartme**	View:	**Mountain**		

Public Remarks: Rare private corner unit at Moana Kai. Recently renovated with new central AC unit, paint, vinyl, and carpeting. 3/2.5 home with 2 car garage and 4 car driveway. Lawn maintenance included. Open living space with kitchen and half bath downstairs. Spacious master bedroom upstairs with a walk-in closet and his/her sinks. Also, included is a loft with two additional bedrooms and a guest bathroom. Association fees are about half of those in neighboring areas. Grounds maintenance, roofing, and road work are taken care of by HOA. Private backyard on property for indoor/outdoor dining and entertaining. Near Maunalua Bay and Koko Head for outdoor activities. Shopping/dining are minutes away (Costco, Safeway, and Koko Marina Center). Great home for a family and will not be on the market for long! **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 208	$925,000	3 & 2/1	1,550 | $597	5,729 | $161	360	72%	1	4

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
7012 Hawaii Kai Drive 208	$249 | $448 | $0	$517,600	$335,100	$852,700	108%	2005 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
7012 Hawaii Kai Drive 208	$1,000,000	06-30-2021	108%	108%	Cash

7012 Hawaii Kai Drive 208 - MLS#: 202112799 - Rare private corner unit at Moana Kai. Recently renovated with new central AC unit, paint, vinyl, and carpeting. 3/2.5 home with 2 car garage and 4 car driveway. Lawn maintenance included. Open living space with kitchen and half bath downstairs. Spacious master bedroom upstairs with a walk-in closet and his/her sinks. Also, included is a loft with two additional bedrooms and a guest bathroom. Association fees are about half of those in neighboring areas. Grounds maintenance, roofing, and road work are taken care of by HOA. Private backyard on property for indoor/outdoor dining and entertaining. Near Maunalua Bay and Koko Head for outdoor activities. Shopping/dining are minutes away (Costco, Safeway, and Koko Marina Center). Great home for a family and will not be on the market for long! **Region:** Hawaii Kai **Neighborhood:** West Marina **Condition:** Excellent **Parking:** Assigned, Covered - 2, Garage, Guest, Open - 3+ **Total Parking:** 2 **View:** 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