## Naniwa Gardens 6750 Hawaii Kai Drive Unit 1304, Honolulu 96825 * Naniwa Gardens * $725,000

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|---|---|---|
| Sold Price: $741,500 | Sold Date: 03-31-2022 | Sold Ratio: 102% |
| Beds: **2** | MLS#: **202200129, FS** | Year Built: **1974** |
| Bath: **2/0** | Status: **Sold** | Remodeled: **2000** |
| Living Sq. Ft.: **1,238** | List Date & DOM: **01-03-2022** & **11** | Total Parking: **2** |
| Land Sq. Ft.: **92,086** | Condition: **Excellent** | Assessed Value |
| Lanai Sq. Ft.: **0** | Frontage: | Building: **$436,000** |
| Sq. Ft. Other: **0** | Tax/Year: **$165/2020** | Land: **$173,900** |
| Total Sq. Ft. **1,238** | Neighborhood: **Hahaione-lower** | Total: **$609,900** |
| Maint./Assoc. **$965 / $0** | Flood Zone: **Zone D - Tool** | Stories / CPR: **8-14 / No** |
| Parking: **Covered - 1** | Frontage: | |
| Zoning: **12 - A-2 Medium Density Apartme** | View: **Coastline, Marina/Canal, Mountain, Ocean, Sunset** | |

**Public Remarks:** New listing! This very well-maintained 2 bedrooms, 2 full bath unit is a must-see. Enjoy stunning views of a beautiful sunset, the marina, ocean, coastline, and mountains. Spacious floor plan with marble, travertine, and carpet floors. This building has only two units per floor. Includes two covered parking and storage space. Conveniently located near Costco, shops, bus lines, beaches, and hiking courses. More photos and a virtual tour to come. Furnishings are available for purchase from the tenants. **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 |
|---|---|---|---|---|---|---|---|---|
| 6750 Hawaii Kai Drive 1304 | $725,000 | 2 & 2/0 | 1,238 \| $586 | 92,086 \| $8 | 0 | 66% | 13 | 11 |

| Address | Tax \| Maint. \| Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|---|---|---|---|---|---|---|
| 6750 Hawaii Kai Drive 1304 | $165 \| $965 \| $0 | $173,900 | $436,000 | $609,900 | 119% | 1974 & 2000 |

| Address | Sold Price | Sold Date | Sold Ratio | Original Ratio | Sold Terms |
|---|---|---|---|---|---|
| 6750 Hawaii Kai Drive 1304 | $741,500 | 03-31-2022 | 102% | 102% | Cash |

6750 Hawaii Kai Drive 1304 - MLS#: 202200129 - New listing! This very well-maintained 2 bedrooms, 2 full bath unit is a must-see. Enjoy stunning views of a beautiful sunset, the marina, ocean, coastline, and mountains. Spacious floor plan with marble, travertine, and carpet floors. This building has only two units per floor. Includes two covered parking and storage space. Conveniently located near Costco, shops, bus lines, beaches, and hiking courses. More photos and a virtual tour to come. Furnishings are available for purchase from the tenants. **Region:** Hawaii Kai **Neighborhood:** Hahaione-lower **Condition:** Excellent **Parking:** Covered - 1 **Total Parking:** 2 **View:** Coastline, Marina/Canal, Mountain, Ocean, Sunset **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