WAIKIKI SHORE 2161 Kalia Road Unit 1100, HONOLULU 96815 * WAIKIKI SHORE * $1,800,000 * Originally $1,950,000

Sold Price: $1,500,000	Sold Date: 05-08-2003	Sold Ratio: 83%
Beds: **2**	MLS#: **2207286, FS**	Year Built: **1960**
Bath: **2/0**	Status: **Sold**	Remodeled: **1989**
Living Sq. Ft.: **1,158**	List Date & DOM: **07-17-2002** & **246**	Total Parking: **1**
Land Sq. Ft.: **0**	Condition: **Excellent**	Assessed Value
Lanai Sq. Ft.: **348**	Frontage: **Ocean, Sandy Beach**	Building: **$811,800**
Sq. Ft. Other: **0**	Tax/Year: **$327/2002**	Land: **$211,300**
Total Sq. Ft. **1,506**	Neighborhood: **Waikiki**	Total: **$1,023,100**
Maint./Assoc. **$816 / $0**	Flood Zone: **AE - Tool**	Stories / CPR: **/ No**
Parking: **Covered - 1, Guest, Secured Entry**	Frontage: **Ocean, Sandy Beach**	
Zoning:	View: **City, Coastline, Diamond Head, Mountain, Ocean, Sunset**	

Public Remarks: PREMIER OCEANFRONT & VERY PRIVATE 2 BEDROOM,2 BATH UNIT ON WAIKIKI BEACH. PERFECT PLACE FOR ELEGANT LIVING.UNOBSTRUCTED VIEW OF DIAMOND HEAD AND WAIKIKI BEACH.LIKE LIVING ABOARD A LUXURY LINER.CALL DORIS @ 291-4574 **Sale Conditions: Schools:** Jefferson, Washingto, Kaimuki * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
2161 Kalia Road 1100	**$1,800,000**	2 & 2/0	1,158 | $1,554	0 | $inf	348	0%	11	246

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2161 Kalia Road 1100	$327 | $816 | $0	$211,300	$811,800	$1,023,100	176%	1960 & 1989

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
2161 Kalia Road 1100	$1,500,000	05-08-2003	83%	77%	Cash

2161 Kalia Road 1100 - MLS#: 2207286 - Original price was $1,950,000 - PREMIER OCEANFRONT & VERY PRIVATE 2 BEDROOM,2 BATH UNIT ON WAIKIKI BEACH. PERFECT PLACE FOR ELEGANT LIVING.UNOBSTRUCTED VIEW OF DIAMOND HEAD AND WAIKIKI BEACH.LIKE LIVING ABOARD A LUXURY LINER.CALL DORIS @ 291-4574 **Region:** Metro **Neighborhood:** Waikiki **Condition:** Excellent **Parking:** Covered - 1, Guest, Secured Entry **Total Parking:** 1 **View:** City, Coastline, Diamond Head, Mountain, Ocean, Sunset **Frontage:** Ocean,Sandy Beach **Pool: Zoning: Sale Conditions: Schools:** Jefferson, Washingto, Kaimuki * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number