Moana Kai 7012 Hawaii Kai Drive Unit 1003, Honolulu 96825 * Moana Kai * $657,363 * Originally $652,363

Sold Price: $674,591	Sold Date: 03-31-2006	Sold Ratio: 103%
Beds: **3**	MLS#: **2521943, FS**	Year Built: **2005**
Bath: **2/1**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **1,652**	List Date & DOM: **12-19-2005** & **16**	Total Parking: **2**
Land Sq. Ft.: **5,729**	Condition: **Excellent**	Assessed Value
Lanai Sq. Ft.: **39**	Frontage:	Building: **$0**
Sq. Ft. Other: **0**	Tax/Year: **$204/2005**	Land: **$109,400**
Total Sq. Ft. **1,691**	Neighborhood: **West Marina**	Total: **$109,400**
Maint./Assoc. **$378 / $0**	Flood Zone: **Zone D - Tool**	Stories / CPR: **/ No**
Parking: **Assigned, Garage, Guest, Open - 1**	Frontage:	
Zoning:	View: **Mountain**	

Public Remarks: New! Extra large floor plan available. Now being built with central A/C, Whirlpool appliances, Corian kitchen counters, 10 year limited warranty. Big and Beautiful. Near shopping, schools, town, beaches, medical clinics, post office, and bus. Hawaii Kai is one of the most desirable communities. Office is open 10A.M.-5P.M. daily in the Hawaii Kai Shopping Center. Move in February 2006. **Sale Conditions: 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 1003	**$657,363**	3 & 2/1	1,652 | $398	5,729 | $115	39	0%	3	16

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
7012 Hawaii Kai Drive 1003	$204 | $378 | $0	$109,400	$0	$109,400	601%	2005 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
7012 Hawaii Kai Drive 1003	$674,591	03-31-2006	103%	103%	Conventional

7012 Hawaii Kai Drive 1003 - MLS#: 2521943 - Original price was $652,363 - New! Extra large floor plan available. Now being built with central A/C, Whirlpool appliances, Corian kitchen counters, 10 year limited warranty. Big and Beautiful. Near shopping, schools, town, beaches, medical clinics, post office, and bus. Hawaii Kai is one of the most desirable communities. Office is open 10A.M.-5P.M. daily in the Hawaii Kai Shopping Center. Move in February 2006. **Region:** Hawaii Kai **Neighborhood:** West Marina **Condition:** Excellent **Parking:** Assigned, Garage, Guest, Open - 1 **Total Parking:** 2 **View:** Mountain **Frontage: Pool: Zoning: Sale Conditions: Schools:** Hahaione, Niu Valley, Kaiser * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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