## Moana Kai 7012 Hawaii Kai Drive Unit 504, Honolulu 96825 * Moana Kai * $620,000 * Originally $682,000

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|---|---|---|---|---|---|
| Beds: | **3** | MLS#: | **2713959, FS** | Year Built: | **2005** |
| Bath: | **2/1** | Status: | **Cancelled** | Remodeled: | |
| Living Sq. Ft.: | **1,729** | List Date & DOM: | **07-27-2007** & **260** | Total Parking: | **2** |
| Land Sq. Ft.: | **5,729** | Condition: | **Excellent** | Assessed Value | |
| Lanai Sq. Ft.: | **0** | Frontage: | | Building: | **$427,700** |
| Sq. Ft. Other: | **0** | Tax/Year: | **$183/2007** | Land: | **$263,300** |
| Total Sq. Ft. | **1,729** | Neighborhood: | **West Marina** | Total: | **$691,000** |
| Maint./Assoc. | **$391 / $0** | Flood Zone: | **Zone D - Tool** | Stories / CPR: | **/ No** |
| Parking: | **Garage, Open - 1, Tandem** | Frontage: | | | |
| Zoning: | | View: | **None** | | |

**Public Remarks:** Short sale approved at $620,000-must close by 4/28. Most spacious model in Moana Kai.Tri-level unit w/central A/C.Upgraded kitch w/Corian counters,stainless steel appliances & tile flooring.Master suite w/walk-in closet.Ceiling fans in every room.Quality new steel frame construction with sound proof walls. Close to excellent schools, shopping, beaches and hiking.Ask about seller PD closing costs. **Sale Conditions:** Short Sale **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 504 | **$620,000** | 3 & 2/1 | 1,729 \| $359 | 5,729 \| $108 | 0 | 0% | 3 | 260 |

| Address | Tax \| Maint. \| Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|---|---|---|---|---|---|---|
| 7012 Hawaii Kai Drive 504 | $183 \| $391 \| $0 | $263,300 | $427,700 | $691,000 | 90% | 2005 & NA |

7012 Hawaii Kai Drive 504 - MLS#: 2713959 - Original price was $682,000 - Short sale approved at $620,000-must close by 4/28. Most spacious model in Moana Kai.Tri-level unit w/central A/C.Upgraded kitch w/Corian counters,stainless steel appliances & tile flooring.Master suite w/walk-in closet.Ceiling fans in every room.Quality new steel frame construction with sound proof walls. Close to excellent schools, shopping, beaches and hiking.Ask about seller PD closing costs. **Region:** Hawaii Kai **Neighborhood:** West Marina **Condition:** Excellent **Parking:** Garage, Open - 1, Tandem **Total Parking:** 2 **View:** None **Frontage: Pool: Zoning: Sale Conditions:** Short Sale **Schools:** Hahaione, Niu Valley, Kaiser * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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