

Moana Kai 7012 Hawaii Kai Drive Unit 804, Honolulu 96825 * Moana Kai * \$550,000 ***Originally \$670,000**

Sold Price: \$555,600	Sold Date: 12-30-2008	Sold Ratio: 101%
Beds: 3	MLS#: 2721545, FS	Year Built: 2005
Bath: 2/1	Status: Sold	Remodeled:
Living Sq. Ft.: 1,725	List Date & DOM: 12-19-2007 & 315	Total Parking: 2
Land Sq. Ft.: 5,729	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 42	Frontage: Other	Building: \$427,700
Sq. Ft. Other: 0	Tax/Year: \$183/2007	Land: \$263,300
Total Sq. Ft. 1,767	Neighborhood: West Marina	Total: \$691,000
Maint./Assoc. \$391 / \$0	Flood Zone : Zone D - Tool	Stories / CPR: / No
Parking: Garage, Open - 1	Frontage: Other	
Zoning :	View: Mountain	

Public Remarks: Short Sale. Get the BEST value in Hawaii Kai! A newer project, this unparalleled BRAND NEW Condition & LARGE square footage unit is the perfect alternative to single family home living! Truly a blank canvas for your personal touch! Priced to sell, this home offers: Open concept kitchen corian counters, central a/c, high ceilings, upgrades: carpet, glass shower doors, kitchen fixtures, etc.! **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 804	\$550,000	3 & 2/1	1,725 \$319	5,729 \$96	42	0%	2	315

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
7012 Hawaii Kai Drive 804	\$183 \$391 \$0	\$263,300	\$427,700	\$691,000	80%	2005 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
7012 Hawaii Kai Drive 804	\$555,600	12-30-2008	101%	83%	Conventional

[7012 Hawaii Kai Drive 804](#) - MLS#: [2721545](#) - Original price was \$670,000 - Short Sale. Get the BEST value in Hawaii Kai! A newer project, this unparalleled BRAND NEW Condition & LARGE square footage unit is the perfect alternative to single family home living! Truly a blank canvas for your personal touch! Priced to sell, this home offers: Open concept kitchen corian counters, central a/c, high ceilings, upgrades: carpet, glass shower doors, kitchen fixtures, etc.! **Region:** Hawaii Kai **Neighborhood:** West Marina **Condition:** Excellent **Parking:** Garage, Open - 1 **Total Parking:** 2 **View:** Mountain **Frontage:** Other **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