

Moana Kai 7012 Hawaii Kai Drive Unit 105, Honolulu 96825 * Moana Kai * \$565,000 *

Originally \$599,000

Sold Price: \$550,000	Sold Date: 11-03-2008	Sold Ratio: 97%
Beds: 2	MLS#: 2801708, FS	Year Built: 2005
Bath: 2/0	Status: Sold	Remodeled:
Living Sq. Ft.: 1,241	List Date & DOM: 01-27-2008 & 257	Total Parking: 2
Land Sq. Ft.: 5,729	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 600	Frontage:	Building: \$384,600
Sq. Ft. Other: 0	Tax/Year: \$106/2008	Land: \$204,200
Total Sq. Ft. 1,841	Neighborhood: West Marina	Total: \$588,800
Maint./Assoc. \$303 / \$0	Flood Zone : Zone D - Tool	Stories / CPR: / No
Parking: Covered - 1, Open - 1	Frontage:	
Zoning :	View: Mountain	

Public Remarks: Desireable ground floor one-level townhome (no stairs) with a large patio area (approx 665 sq.ft.) Over \$40,000 in upgrades, built in 2005, central A/C, low maint fee. Interior just repainted..... OPEN 9/14/08 (SUN 2-5). **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 105	\$565,000	2 & 2/0	1,241 \$455	5,729 \$99	600	0%	1	257

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
7012 Hawaii Kai Drive 105	\$106 \$303 \$0	\$204,200	\$384,600	\$588,800	96%	2005 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
7012 Hawaii Kai Drive 105	\$550,000	11-03-2008	97%	92%	Conventional

[7012 Hawaii Kai Drive 105](#) - MLS#: [2801708](#) - Original price was \$599,000 - Desireable ground floor one-level townhome (no stairs) with a large patio area (approx 665 sq.ft.) Over \$40,000 in upgrades, built in 2005, central A/C, low maint fee. Interior just repainted..... OPEN 9/14/08 (SUN 2-5). **Region:** Hawaii Kai **Neighborhood:** West Marina **Condition:** Excellent **Parking:** Covered - 1, 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