

Moana Kai 7012 Hawaii Kai Drive Unit 504, Honolulu 96825 * Moana Kai * \$575,000 *

Originally \$608,900

Sold Price: \$575,000	Sold Date: 08-18-2008	Sold Ratio: 100%
Beds: 3	MLS#: 2806490, FS	Year Built: 2005
Bath: 2/1	Status: Sold	Remodeled:
Living Sq. Ft.: 1,729	List Date & DOM: 04-16-2008 & 86	Total Parking: 2
Land Sq. Ft.: 5,729	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 42	Frontage:	Building: \$427,700
Sq. Ft. Other: 0	Tax/Year: \$183/2007	Land: \$263,300
Total Sq. Ft. 1,771	Neighborhood: West Marina	Total: \$691,000
Maint./Assoc. \$391 / \$0	Flood Zone : Zone D - Tool	Stories / CPR: / No
Parking: Garage, Guest, Open - 1, Tandem	Frontage:	
Zoning :	View: Mountain	

Public Remarks: SHORT SALE!!! Priced to Sell. Great alternative to single family living in Hawaii Kai. 3 bed 2.5 bath with 1729 sf. Featuring high ceilings, central a/c, upgraded kitchen with stainless steel appliances, Corian countertops, Ceramic Tile Flooring, and much more! Convenient to all that Hawaii Kai offers in shopping and recreation. **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	\$575,000	3 & 2/1	1,729 \$333	5,729 \$100	42	0%	3	86

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	83%	2005 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
7012 Hawaii Kai Drive 504	\$575,000	08-18-2008	100%	94%	Conventional

[7012 Hawaii Kai Drive 504](#) - MLS#: [2806490](#) - Original price was \$608,900 - SHORT SALE!!! Priced to Sell. Great alternative to single family living in Hawaii Kai. 3 bed 2.5 bath with 1729 sf. Featuring high ceilings, central a/c, upgraded kitchen with stainless steel appliances, Corian countertops, Ceramic Tile Flooring, and much more! Convenient to all that Hawaii Kai offers in shopping and recreation. **Region:** Hawaii Kai **Neighborhood:** West Marina **Condition:** Excellent **Parking:** Garage, Guest, Open - 1, Tandem **Total Parking:** 2 **View:** Mountain **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