

Crescent Park 2575 Kuhio Avenue Unit 1103, Honolulu 96815 * Crescent Park * \$269,000 *

Originally \$285,000

Beds: 2	MLS#: 2901400, LH	Year Built: 1970
Bath: 2/0	Status: Expired	Remodeled:
Living Sq. Ft.: 888	List Date & DOM: 01-28-2009 & 139	Total Parking: 1
Land Sq. Ft.: 17,514	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 300	Frontage:	Building: \$322,900
Sq. Ft. Other: 0	Tax/Year: \$127/2008	Land: \$142,900
Total Sq. Ft. 1,188	Neighborhood: Waikiki	Total: \$465,800
Maint./Assoc. \$352 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: / No
Parking: Assigned, Garage, Guest	Frontage:	
Zoning :	View: Diamond Head, Garden, Ocean, Sunset	

Public Remarks: Lovely 2 bdrm/2bath with beautifl ocean/park view. Walk to beach, park, zoo. A must see. Short sale - bring offer. priced to sell. In good condition, but sold 'as is'. LISTOR OUT OF TOWN. NO SHOWINGS UNTIL AFTER JUNE 17. **Sale Conditions:** Short Sale **Schools:** [Jefferson](#), [Washington](#), [Kaimuki](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
2575 Kuhio Avenue 1103	\$269,000 LH	2 & 2/0	888 \$303	17,514 \$15	300	0%	11	139

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2575 Kuhio Avenue 1103	\$127 \$352 \$0	\$142,900	\$322,900	\$465,800	58%	1970 & NA

[2575 Kuhio Avenue 1103](#) - MLS#: [2901400](#) - Original price was \$285,000 - Lovely 2 bdrm/2bath with beautifl ocean/park view. Walk to beach, park, zoo. A must see. Short sale - bring offer. priced to sell. In good condition, but sold 'as is'. LISTOR OUT OF TOWN. NO SHOWINGS UNTIL AFTER JUNE 17. **Region:** Metro **Neighborhood:** Waikiki **Condition:** Above Average **Parking:** Assigned, Garage, Guest **Total Parking:** 1 **View:** Diamond Head, Garden, Ocean, Sunset **Frontage:** **Pool:** **Zoning:** **Sale Conditions:** Short Sale **Schools:** [Jefferson](#), [Washington](#), [Kaimuki](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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