645 Moaniala Street, Honolulu 96821 * $2,100,000

Sold Price: $1,950,000	Sold Date: 01-29-2020	Sold Ratio: 93%
Beds: **4**	MLS#: **201917537, FS**	Year Built: **2000**
Bath: **3/1**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **3,193**	List Date & DOM: **06-18-2019** & **157**	Total Parking: **2**
Land Sq. Ft.: **11,336**	Condition: **Excellent**	Assessed Value
Lanai Sq. Ft.: **0**	Frontage:	Building: **$785,700**
Sq. Ft. Other: **216**	Tax/Year: **$620/2018**	Land: **$1,469,200**
Total Sq. Ft. **3,409**	Neighborhood: **Hawaii Loa Ridge**	Total: **$2,254,900**
Maint./Assoc. **$0 / $380**	Flood Zone: **Zone X - Tool**	Stories / CPR: **Two / No**
Parking: **2 Car, Garage**	Frontage:	
Zoning: **04 - R-7.5 Residential District**	View: **Ocean**	

Public Remarks: Within the original gated community of Hawaii Loa Ridge exists this most luxurious collection of approximately 45 custom single family homes guarded with a second security gate. The home at 645 Moaniala offers a very comfortable floorplan on just two levels, with Garage Entry, Kitchen, Living Room, Master Bedroom and Second Bedroom all on the main level. Enjoy this unique ridge view where trees line your peripheral vision while the blue ocean of Maunalua Bay dominates the view. A covered lanai and lush green yard adjacent to the lower level living space offers exceptional privacy. **Sale Conditions:** None **Schools:** Aina Haina, Niu Valley, Kalani * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
645 Moaniala Street	$2,100,000	4 & 3/1	3,193 | $658	11,336 | $185	157

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
645 Moaniala Street	$620 | $0 | $380	$1,469,200	$785,700	$2,254,900	93%	2000 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
645 Moaniala Street	$1,950,000	01-29-2020	93%	93%	Conventional

645 Moaniala Street - MLS#: 201917537 - Within the original gated community of Hawaii Loa Ridge exists this most luxurious collection of approximately 45 custom single family homes guarded with a second security gate. The home at 645 Moaniala offers a very comfortable floorplan on just two levels, with Garage Entry, Kitchen, Living Room, Master Bedroom and Second Bedroom all on the main level. Enjoy this unique ridge view where trees line your peripheral vision while the blue ocean of Maunalua Bay dominates the view. A covered lanai and lush green yard adjacent to the lower level living space offers exceptional privacy. **Region:** Diamond Head **Neighborhood:** Hawaii Loa Ridge **Condition:** Excellent **Parking:** 2 Car, Garage **Total Parking:** 2 **View:** Ocean **Frontage: Pool:** None **Zoning:** 04 - R-7.5 Residential District **Sale Conditions:** None **Schools:** Aina Haina, Niu Valley, Kalani * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market