

## Residential Full

**1-3-5-017-004-0085** 4300 Waiialae Ave #A1504, Honolulu 96816

MLS#: 201800047	Region: DiamondHd	Bldg Nm: Kahala Towers	LP: \$523,000
Status: <b>Sold</b>	Nghbrhd: WAIALAE NUI VLY	Fee Options:	OLP: \$535,000
Lnd Tenure: FS - Fee Simple			SP: <b>\$526,000</b>
Listing Service: Full Service			



### General Information

Prop Type: Condo/Townhouse	DOM: 70
Style: High-Rise 7+ Stories	CDOM: 70
Prop Cond: Above Average	Furnished: None
	Fract Own: No

### Sqft Information

Grg/Car Sqft:	Beds: 2
Sqft Liv: 841	Baths: 2/0
Lanai Sqft: 144	New Dev: No
Sqft Oth:	Ttl Park: 1
Total Sqft: 985	Stories: 21+
Land Sqft: 117,002	Yr Rmdled:
Lot Acres: 2.686	Year Built: 1968

### Bldg Information

Beds: 2
Baths: 2/0
New Dev: No
Ttl Park: 1
Stories: 21+
Yr Rmdled:
Year Built: 1968

### School Information

Elem: Wilson
Middle: Kaimuki
High: Kalani

### Additional Information

View: City, Diamond Head, Mountain, Ocean, Sunset  
 Zoning: 11 - A-1 Low Density Apartment  
 Flood Zone: Zone X  
 Land Recorded: Regular System

Recent: 04/26/2018 : Sold : EN->S

### Listing/Agent/Office Information

Listing Date: 01/02/18	Cont Acc Date: 03/12/18	Tmp Wth Date:	Exp Date:
Possession: At Closing		Occupant Type: Vacant	Off Mrkt Date: 04/26/18
List Type: Exclusive Rights		Listing Svc: Full Service	Lock Box: Yes
Agent: <a href="#">Michelle K Nouchi Ogata</a> (RA)		Agent Mbr #: 25225	Lockbox Serial:
Ag Email: <a href="mailto:MichelleN@BetterHawaii.com">MichelleN@BetterHawaii.com</a>		Corp Office Lic #: RB-18228	Agent Ph: (808) 271-9333
License #: RS-59688		Office Mbr #: ADVG	Office Ph: (808) 738-3600
Office: <a href="#">BHGRE Advantage Realty</a>		Method:	Off Fax Ph: (808) 585-2464
Comp Sub To:		GE Tax Paid-Seller: No	Comp: 2.5%
Dual Var Rate: No			

### Remarks

**Pub Rmks:** In the heart of Kahala, conveniently located across Kahala Mall – come home to this 2BR/2BA condo with BEAUTIFUL ocean & city views in PET FRIENDLY building! Unit features open floor plan with NEWLY painted interior, NEW laminate floors in living room and kitchen and NEW carpet in bedrooms! Walking distance to restaurants/Whole Foods, bus stop, post office, yoga studios, mall with theatres and close proximity to freeway access and beaches!

**Agent Rmks:** For showings, please call/text Michelle at 271-9333. Special assessment is in effect until 2038, if you would like further information I can email you a letter from the AOA dated March 29, 2013 describing the projects to be done.

**Show Inst:** Call Listor

### Association/Condo Information

Assoc Fees:	Ttl Mon Fees: \$673.00
Maintenance Fee: \$479.58	Fee Includes: Cable TV, Sewer, Water
Oth Fees Mthy: \$193	Oth Mthy Fees Incl: Special Assessment
Condo Prp Reg:	Condo Park Unit: 162
Unit Features: Even# Unit	Floor #: 15
Owner Occpncy%: 57	# Elevators: 2
Mgmt Co: Hawaiiana	Mgmt Co #: 593-9100
Community Assn:	Assoc Phone:
Public Report #:	

### Features

Story Type: 21+	Road Frontage:
Parking: Assigned, Garage, Open - 1	Flooring: Ceramic Tile, Laminate, Vinyl, W/W Carpet
Roofing:	Construction: Concrete
Topography:	
Security Feat: Key	
Amenities: Pool, Security Guard, Trash Chute	
Inclusions: Dishwasher, Disposal, Dryer, Range Hood, Range/Oven, Refrigerator, Washer	
Disclosures: Non Resident Owner, Pets Allowed (Verify), Property Disclosure Stmt	

### Tax & Financial Information

TMK: 1-3-5-017-004-0085	Terms Acceptable: Cash, Conventional, VA
Taxes/Mnthly: \$144	Tax Assess Imp: \$424,400
Tax Year: 2017	Tax Assess Lnd: \$68,200
Home Exempt: 0	Tax Assess Tot: \$492,600
	Rent Inc Mthy: None
	Spcl Sales Cond: None

### Sold Information

Sold Date: 04/26/18	Cont Acc Date: 03/12/18	Sold Price: <b>\$526,000</b>	DOM: 70
Buy Agent: <a href="#">Daniel J Pacheco Jr.</a> (R)		Agent Ph: (808) 226-6510	CDOM: 70
Buy Off: <a href="#">Island Heritage Realty, Inc.</a>		Agent Ph:	
Co Buy Agent:		Office Ph:	
Co Buy Off:		Buyer Financing: Conventional	
Concessions:			
Sell Ag Remarks:			

Click on the arrow to view Additional Photos



Beautiful ocean & city views directly from your living room!



View of the living room looking into the secondary bedroom....note that both rooms have sliding doors that lead out to the LARGE lanai/views!



Notice the new laminate floors throughout the living room, dining room & kitchen!



Another view of the OPEN floor plan!



Nice size dining area near eat-in counter!



Another view of the dining area with the 2nd bathroom in the distance along with storage closet.



Kitchen is spacious with lots of counter space and cabinets!



You can enjoy the views of the ocean directly from your kitchen!



Another view of the kitchen with the Washer/Dryer conveniently located on the right side wall....



Closer view of the location of the stackable Washer/Dryer...



Secondary bedroom with new carpet, large closet space and sliding door that leads to lanai. Notice the amazing view of DIAMOND HEAD!



Another view of the secondary room....



Panoramic view of the ocean from your bedroom...



Hallway bathroom



Master bedroom featuring new carpet and large closet....



Another view of the master bedroom...



Master bathroom...



Views from your lanai - Kahala Mall across the street as well as Waialae Golf Course in the distance.



View from your lanai looking towards Diamond Head!



Another view of Diamond Head and Kahala Mall....so convenient to be close to shops, restaurants, theatres, yoga studios & bus line!



Another view looking towards Waialae Golf Course.



View of the Pools and lovely landscaped grassy area.



Exterior view of Kahala Towers, Tower A is located on the right side.



View of the kiddie pool...



Nice park-like setting to relax in!

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