

Single Family



ML#: 2916084 **Active**
TMK: 1-2-9-001-014-0000
Addr: [2044 Lanihuli Dr](#)
City: Honolulu HI **Zip:** 96822
Regn: Metro **Neighborhood:** MANOA AREA

Roofd Liv Ar: 3,276 **New Dev/Const:** No
Roofd Oth Ar: **Yr Built:** 1923 **Bedrms:** 9
Opn Lanai Ar: 183 **Remod Yr:** 2008 **Baths:** 5 / 0
Furnished:

Garage SF: 289 **Fractional:** No **Mon Maint Fees:** \$
Land SF: 7,500 **Flood:** X **Mon Assn Fees:** \$
Acres: 0.172 **Mon Rental Inc:** \$ **Other Mon Fees:** \$
Zoning: 05 - R-5 Residential District **Total Mon Fees:** \$0

Assd Val Land: \$875,000
Assd Val Imprv: \$290,900
Assd Val Total: \$1,165,900
Community Assn:

Tax Year: 2009
Mon Taxes: \$512
Home Exemp: 0
Community Assn #:

Elem School: Noelani
Middle School: Stevenson
High School: Roosevelt
CPR: No **Public Rpt #:**

2 homes for the price of 1! Low \$/sf in Manoa-1 block to Punahou, 2 blocks to UH. Currently rented @ \$6,500 mo to mo. Ideal for 1031 xchg or dual/extended family. 4/2 & 4/2 & 1/1. Bdrms, baths don't agree w/tax records. Separate addresses, 2 meters. Possible CPR with new home. \$150K improvements in 2008. Professional landscaping.

View Mountain	Construction/Exterior Finish Single Wall Wood Frame	Range Hood Range/Oven Refrigerator	Paved Possession Negotiable
Lot Description Clear	Roofing Asphalt Shingle	Smoke Detector Washer	Subject to Rental Lease
Predominant Topography Gentle Slope	Pool None	Easements Other	Occupancy Tenant
Location Level	Amenities Landscaped	Set-Backs C&C	Terms Acceptable Cash
Number of Stories Inside	Lawn Sprinkler	Disclosures 1031 Exchange	Conventional
Building Style Split Level	Patio/Deck	Licensed Owner	Land Recorded Land Court
Property Condition Attached	Storage	Listor Owner	Showing Appointment Only
Multiple Dwellings	Workshop	Property Disclosure Stmt	Call Listor
Property Condition Above Average	Additional Rooms Dining Area	Relative of Licensee	Listor Must Be Present
Parking 3Car+	Open Lanai	Other Fee Includes None	Two Day Notice Reqd
Carport	Floor Covering Vinyl	Utilities Included Connected	
Driveway	W/W Carpet	Overhead Electricity	
Street	Inclusions Ceiling Fan	Public Water	
	Disposal	Telephone	
	Dryer	Roads	

LO: Prudential Locations LLC

LD: 12/23/2009

DOM: 6

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