



**Condo/Townhouse**

**ML#:** 2915934 **Active** **List:** FS - Fee Simple  
**\$795,000**  
**TMK:** 1-3-5-016-016-0035 **Sub-Type:** Condo **PR#:** 202  
**Bldg:** Regency At Kahala **Mstr:** 500546  
**Addr:** [4340 Pahoa Ave 11C](#)  
**City:** Honolulu HI **Zip:** 96816  
**Regn:** DiamondHd **Neighborhood:** KAHALA AREA

**Inter Liv Ar:** 1610 **New Dev/Const:** No **Bedrms:** 2  
**Open Lanai:** **Yr Built:** 1969 **Baths:** 2 / 0  
**Land SqFt:** 36,299 **Conversn Yr:** **Land Acres:** 0.789  
**Total Area:** 1610 **Remod Yr:** **Furnished:** Partial

**#Pk:** 1 **Fractional:** No **Developer:** **Mon Maint:** \$859  
**Stall#s:** L35 **Flood Zone:** A **Model Open Days:**  
**Floor:** 11 **Mon Rental Inc:** \$ **Model Site Contact:** **Mon Assn:** \$  
**Elevators:** 2 **Site Contact Ph#:** **Other Mon Fees:** \$  
**Total Mon Fees:** \$859

**Assd Val Land:** \$207,800 **Tax Year:** 2009 **Elem School:** Kahala  
**Assd Val Imprv:** \$698,800 **Mon Taxes:** \$224 **Middle School:** Kaimuki  
**Assd Val Total:** \$906,600 **Home Exemp:** 120000 **High School:** Kalani  
**Community Assn:** **Ph#:**  
**Management Co:** Chaney Brooks **Ph#:** 544-1600

**LO:** Honolulu City Properties **LD:** 12/15/2009 **DOM:** 4

Panoramic DiamondHead and Ocean views!Rarely avail, Spacious 2 bedroom corner/end unit with these views. Prestigious building/Prestigious Kahala! Central A/C, keyed elevator, Doorman, generous use of TEAK WOOD throughout, high ceilings, enclosed lanai. Very well maintained, but needs upgrading and some repairs.Near beach, busline, freeway, neighboring Kahala Mall.

<p><b>View</b> Diamond Head Ocean</p> <p><b>Building Style</b> High-Rise 7+ Stories</p> <p><b>Unit Features</b> Central AC Corner/End Odd# Unit Single Level Storage</p> <p><b>Property Condition</b> Fair</p> <p><b>Parking</b> Assigned Open1 Street</p> <p><b>Construction/Exterior Finish</b> Concrete</p> <p><b>Property Frontage</b> Other</p>	<p><b>Amenities</b> Doorman Pool Trash Chute</p> <p><b>Maintenance Fee Includes</b> Cable TV Hot Water Sewer Water</p> <p><b>Additional Rooms</b> Enclosed Lanai</p> <p><b>Inclusions</b> AC Central Book Shelves Cable TV Chandelier Dishwasher Disposal Drapes Dryer Range/Oven</p>	<p>Refrigerator Smoke Detector Washer</p> <p><b>Security</b> Keyed Elevator</p> <p><b>Exclusions</b> Chandelier Dryer Refrigerator Washer Window Covering</p> <p><b>Disclosures</b> Call Listor</p> <p><b>Other Fee Includes</b> None</p> <p><b>Floor Covering</b> Ceramic Tile W/W Carpet</p> <p><b>Possession</b> 45 Days or More At Closing</p>	<p>Negotiable</p> <p><b>Occupancy</b> Vacant</p> <p><b>Terms Acceptable</b> Cash Conventional</p> <p><b>Land Recorded</b> Land Court</p> <p><b>Showing</b> &lt;8 Hrs Notice Reqd Appointment Only Call Listor Listor Must Be Present</p>
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