



**Single Family**

**ML#:** 1000637 **Active**  
**TMK:** 1-2-2-050-011-0000  
**Addr:** [3242 Kaohinani Dr](#)  
**City:** Honolulu HI  
**Regn:** Metro

**List:** \$1,099,000 FS - Fee Simple

**Zip:** 96817  
**Neighborhood:** DOWSETT

**Roofd Liv Ar:** 5,348 **New Dev/Const:** No **Bedrms:** 10  
**Roofd Oth Ar:** **Yr Built:** 1943 **Baths:** 9 / 0  
**Opn Lanai Ar:** 348 **Remod Yr:** 1989 **Furnished:** Partial

**Garage SF:** 400 **Fractional:** No **Mon Maint Fees:** \$  
**Land SF:** 16,589 **Flood:** X **Mon Assn Fees:** \$  
**Acres:** 0.381 **Mon Rental Inc:** \$ **Other Mon Fees:** \$  
**Zoning:** 03 - R10 - Residential District **Total Mon Fees:** \$0

**Assd Val Land:** \$1,235,900  
**Assd Val Imprv:** \$665,300  
**Assd Val Total:** \$1,901,200  
**Community Assn:**

**Tax Year:** 2009  
**Mon Taxes:** \$475  
**Home Exemp:** 0  
**Community Assn #:**

**Elem School:** Nuuanu  
**Middle School:** Kawanakoa  
**High School:** Roosevelt  
**CPR:** No **Public Rpt #:**

Super location in Dowsett Highlends with beautiful views of Nuuanu Valley, serene mountains and ocean. Two homes on large level lot, however both homes need work so bring your contractor to re-build, renovate or re-design. Easy to see, call agent.

<b>View</b>	<b>Driveway</b>	<b>Hardwood</b>	<b>County</b>
City	<b>Construction/Exterior Finish</b>	Laminate	<b>Possession</b>
Mountain	Above Ground	Other	45 or Less
Ocean	DoubleWall	Vinyl	Negotiable
Sunset	Other	<b>Inclusions</b>	<b>Occupancy</b>
<b>Lot Description</b>	Single Wall	Cable TV	Vacant
Clear	<b>Roofing</b>	Range/Oven	<b>Terms Acceptable</b>
<b>Predominant Topography</b>	Asphalt Shingle	Refrigerator	Cash
Level	Composition	<b>Easements</b>	Conventional
<b>Location</b>	Other	Sewer	<b>Land Recorded</b>
Inside	<b>Pool</b>	<b>Set-Backs</b>	Land Court
<b>Number of Stories</b>	None	C&C	<b>Showing</b>
Basement	<b>Amenities</b>	Of Record	<8 Hrs Notice Reqd
Split Level	Patio/Deck	<b>Disclosures</b>	Call Listor
<b>Building Style</b>	Storage	Property Disclosure Stmt	Call Office & Go
Detached	Wall/Fence	<b>Other Fee Includes</b>	
Multiple Dwellings	Workshop	None	
Ohana Dwelling	<b>Additional Rooms</b>	<b>Utilities Included</b>	
<b>Property Condition</b>	Dining Room	Connected	
Average	Eat In Kitchen/Nook	Overhead Electricity	
Fair	Enclosed Lanai	Telephone	
<b>Parking</b>	Other	Water	
3Car+	<b>Floor Covering</b>	<b>Roads</b>	

**LO:** Takanishi Real Estate LLC

**LD:** 1/15/2010

**DOM:** 4

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