



**Single Family**

**ML#:** 1001076 **Active**  
**TMK:** 1-2-9-072-041-0000  
**Addr:** [3265 Paty Dr](#)  
**City:** Honolulu HI  
**Regn:** Metro

**List:** \$1,150,000 FS - Fee Simple  
**Zip:** 96822  
**Neighborhood:** WOODLAWN

**Roofd Liv Ar:** 1,896 **New Dev/Const:** No **Bedrms:** 3  
**Roofd Oth Ar:** 320 **Yr Built:** 1948 **Baths:** 3 / 0  
**Opn Lanai Ar:** **Remod Yr:** 2000 **Furnished:** Partial

**Garage SF:** 198 **Fractional:** No **Mon Maint Fees:** \$  
**Land SF:** 13,305 **Flood:** X **Mon Assn Fees:** \$  
**Acres:** 0.305 **Mon Rental Inc:** \$ **Other Mon Fees:** \$  
**Zoning:** 03 - R10 - Residential District **Total Mon Fees:** \$0

**Assd Val Land:** \$871,600  
**Assd Val Imprv:** \$141,200  
**Assd Val Total:** \$1,012,800  
**Community Assn:**

**Tax Year:** 2009  
**Mon Taxes:** \$289  
**Home Exemp:** 0  
**Community Assn #:**

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

Beautiful Manoa/Woodlawn home with large backyard grounds and lawn. Two bedrooms, two baths upstairs, with separate 1/1 downstairs. Downstairs also features a workshop with separate entry. Quiet, tranquil surroundings include a landscaped yard with steps up to a large banyan tree. Covered lanai off of living area yields dramatic daytime/nighttime views of Manoa Valley and Honolulu. Must see!

<p><b>View</b>                  City                  Garden                  Mountain                  Ocean</p> <p><b>Lot Description</b>                  Irregular</p> <p><b>Predominant Topography</b>                  Gentle Slope                  Hilly                  Steep Slope</p> <p><b>Location</b>                  Corner</p> <p><b>Number of Stories</b>                  Split Level                  Two</p> <p><b>Building Style</b>                  1 Bedroom Cottage                  Detached</p> <p><b>Property Condition</b>                  Average</p> <p><b>Parking</b>                  1 Car                  Carport                  Street</p>	<p><b>Construction/Exterior Finish</b>                  Hollow Tile                  Single Wall                  Wood Frame</p> <p><b>Roofing</b>                  Composition</p> <p><b>Pool</b>                  None</p> <p><b>Amenities</b>                  Landscaped                  Maids/Guest Qrters                  Patio/Deck                  Storage                  Workshop</p> <p><b>Additional Rooms</b>                  Den/Study                  Dining Room                  Enclosed Lanai</p> <p><b>Floor Covering</b>                  Ceramic Tile                  Hardwood                  Vinyl</p> <p><b>Inclusions</b>                  AC Split                  AC Window Unit</p>	<p>Cable TV                  Ceiling Fan                  Dishwasher                  Disposal                  Dryer                  Range/Oven                  Refrigerator                  Security System                  Smoke Detector                  Washer</p> <p><b>Easements</b>                  None</p> <p><b>Set-Backs</b>                  Of Record</p> <p><b>Disclosures</b>                  Property Disclosure Stmt                  Relative of Licensee</p> <p><b>Other Fee Includes</b>                  None</p> <p><b>Utilities Included</b>                  Cable                  Connected                  Internet Cable                  Overhead Electricity                  Public Water</p>	<p>Telephone                  Water</p> <p><b>Roads</b>                  Paved                  County</p> <p><b>Possession</b>                  45 or Less                  At Closing</p> <p><b>Occupancy</b>                  Owner</p> <p><b>Terms Acceptable</b>                  Cash                  Conventional                  Exchange</p> <p><b>Land Recorded</b>                  Land Court</p> <p><b>Showing</b>                  Call Listor                  One Day Notice Reqd</p>
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**LO:** RE/MAX Honolulu

**LD:** 1/25/2010

**DOM:** 2

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