



**Single Family**

**ML#:** 1002032 **Active**  
**TMK:** 1-1-1-038-071-0000  
**Addr:** [2177 Ala Mahamoe St](#)  
**City:** Honolulu HI  
**Regn:** Metro

**List:** \$635,000 FS - Fee Simple  
**Zip:** 96819  
**Neighborhood:** MOANALUA GARDENS

<b>Roofd Liv Ar:</b> 1,668	<b>New Dev/Const:</b> No	<b>Bedrms:</b> 4
<b>Roofd Oth Ar:</b> 148	<b>Yr Built:</b> 1966	<b>Baths:</b> 2 / 1
<b>Opn Lanai Ar:</b>	<b>Remod Yr:</b>	<b>Furnished:</b> None
<b>Garage SF:</b> 432	<b>Fractional:</b> No	<b>Mon Maint Fees:</b> \$
<b>Land SF:</b> 6,876	<b>Flood:</b> X	<b>Mon Assn Fees:</b> \$
<b>Acres:</b> 0.158	<b>Mon Rental Inc:</b> \$	<b>Other Mon Fees:</b> \$
<b>Zoning:</b> 05 - R-5 Residential District		<b>Total Mon Fees:</b> \$0

<b>Assd Val Land:</b> \$570,600	<b>Tax Year:</b> 2009	<b>Elem School:</b> Moanalua
<b>Assd Val Imprv:</b> \$162,400	<b>Mon Taxes:</b> \$175	<b>Middle School:</b> Moanalua
<b>Assd Val Total:</b> \$733,000	<b>Home Exemp:</b> 120000	<b>High School:</b> Moanalua
<b>Community Assn:</b>	<b>Community Assn #:</b>	<b>CPR:</b> No <b>Public Rpt #:</b>

Conveniently located in Moanalua Gardens, with easy access to Downtown, Aiea or Windward-side. Well taken care of, original home, ready for your personal touches to upgrade the way you want. Nice veiws & sits below Tripler Hospital. Nice mango & other fruit trees, additional space to expanded. Will review all offers on Wed. (2/17).

<b>View</b> City Coastline Mountain Ocean Sunrise Sunset	<b>Construction/Exterior Finish</b> Above Ground Hollow Tile Single Wall Wood Frame	Cable TV Ceiling Fan Chandelier Disposal Drapes Dryer Range Hood Range/Oven Washer	<b>Possession</b> 45 or Less
<b>Lot Description</b> Other	<b>Roofing</b> Composition	<b>Security</b> Key	<b>Occupancy</b> Owner Vacant
<b>Predominant Topography</b> Gentle Slope	<b>Pool</b> None	<b>Easements</b> None	<b>Terms Acceptable</b> Cash Conventional FHA VA
<b>Location</b> Other	<b>Property Frontage</b> Other	<b>Set-Backs</b> Of Record	<b>Land Recorded</b> Regular System
<b>Number of Stories</b> One	<b>Amenities</b> Patio/Deck Wall/Fence	<b>Disclosures</b> Property Disclosure Stmt	<b>Showing</b> <8 Hrs Notice Reqd Call Listor
<b>Building Style</b> Detached	<b>Additional Rooms</b> Dining Area Family Room Laundry Room	<b>Other Fee Includes</b> None	
<b>Property Condition</b> Average	<b>Floor Covering</b> Hardwood Vinyl	<b>Utilities Included</b> Connected	
<b>Parking</b> 2Car Garage Street	<b>Inclusions</b> Book Shelves	<b>Roads</b> Paved	

LO: Prudential Locations LLC

LD: 2/14/2010

DOM: 3

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