



**Condo/Townhouse**

**ML#:** 1001338 **Active** **List:** \$550,000 FS - Fee Simple  
**TMK:** 1-2-1-054-022-0109 **Sub-Type:** Condo **PR#:** 1860  
**Bldg:** One Waterfront Tower **Mstr:** 501092  
**Addr:** [425 South St MAUKA/2903](#)  
**City:** Honolulu HI **Zip:** 96813  
**Regn:** Metro **Neighborhood:** KAKAAKO

**Inter Liv Ar:** 804 **New Dev/Const:** No **Bedrms:** 1  
**Open Lanai:** 235 **Yr Built:** 1989 **Baths:** 1 / 0  
**Land SqFt:** 106,564 **Conversn Yr:** **Land Acres:** 2.317  
**Total Area:** 1039 **Remod Yr:** **Furnished:** Full

**#Pk:** 0 **Fractional:** No **Developer:** **Mon Maint:** \$573  
**Stall#s:** 1 **Flood Zone:** X **Model Open Days:** **Mon Assn:** \$  
**Floor:** 29 **Mon Rental Inc:** \$2100 **Model Site Contact:** **Other Mon Fees:** \$233  
**Elevators:** 3 **Site Contact Ph#:** **Total Mon Fees:** \$806

**Assd Val Land:** \$42,200 **Tax Year:** 2009 **Elem School:** Royal  
**Assd Val Imprv:** \$505,300 **Mon Taxes:** \$150 **Middle School:** Central  
**Assd Val Total:** \$547,500 **Home Exemp:** 0 **High School:** Mckinley  
**Community Assn:** **Ph#:**  
**Management Co:** Hawaiiana Mgmt **Ph#:** 593-9100

**LO:** Honolulu Realty **LD:** 1/30/2010 **DOM:** 3

EXCLUSIVE BLDG; ONLY 4 UNITS PER FLOOR; 2 TENNIS COURTS; BBQ'S ;NICE POOL; TENANT LEASE TIL 6/9/10; SPECIAL ASESSMENT \$102 MONTH; RESERVE CONTRIBUTION \$132 MONTH; TOGETHER NOTED UNDER OTHER MONTHLY FEE

<b>View</b>	Steel Frame	Disposal	Ceramic Tile
City	<b>Amenities</b>	Drapes	W/W Carpet
Mountain	BBQ	Dryer	<b>Possession</b>
Ocean	Club House	Microwave Oven Hood	Other
Sunset	Exercise Room	Range Hood	Subject to Rental Lease
<b>Building Style</b>	Patio/Deck	Range/Oven	<b>Occupancy</b>
High-Rise 7+ Stories	Pool	Refrigerator	Tenant
<b>Unit Features</b>	Resident Manager	Smoke Detector	<b>Terms Acceptable</b>
Central AC	Tennis Court	Washer	Cash
Single Level	Trash Chute	<b>Security</b>	Conventional
<b>Property Condition</b>	Whirlpool	Key	<b>Land Recorded</b>
Excellent	<b>Maintenance Fee Includes</b>	Security Patrol	Regular System
<b>Parking</b>	Cable TV	<b>Disclosures</b>	<b>Showing</b>
Assigned	Hot Water	None	Two Day Notice Reqd
Covered1	Sewer	Pets Allowed (Verify)	
Guest	Water	<b>Other Fee Includes</b>	
SecuredEnt	<b>Inclusions</b>	Other	
<b>Construction/Exterior Finish</b>	AC Central	Special Assessment	
DoubleWall	Dishwasher	<b>Floor Covering</b>	

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