



Single Family

ML#: 2901069 **Active**
TMK: 1-2-8-016-076-0000
Addr: [2310 Sea View Ave](#)
City: Honolulu HI
Regn: Metro

List: \$685,000 FS - Fee Simple
Zip: 96822
Neighborhood: MANOA-LOWER

Roofd Liv Ar: 1,900 **New Dev/Const:** No **Bedrms:** 4
Roofd Oth Ar: 112 **Yr Built:** 1980 **Baths:** 2 / 1
Opn Lanai Ar: **Remod Yr:** **Furnished:** Partial

Garage SF: 504 **Fractional:** No **Mon Maint Fees:** \$
Land SF: 3,750 **Flood:** X **Mon Assn Fees:** \$
Acres: 0.086 **Mon Rental Inc:** \$ **Other Mon Fees:** \$
Zoning: 05 - R-5 Residential District **Total Mon Fees:** \$0

Assd Val Land: \$656,300 **Tax Year:** 2008/2009 **Elem School:** Noelani
Assd Val Imprv: \$232,700 **Mon Taxes:** \$194 **Middle School:** Stevenson
Assd Val Total: \$889,000 **Home Exemp:** 0 **High School:** Roosevelt
Community Assn: **Community Assn #:** **CPR:** No **Public Rpt #:**

Fantastic Location! Price is not a typo, NOT a distressed property or short sale! Yes, you can have 4 bedrooms, 2 1/2 bath in Manoa for under \$700,000! Single family home with 2 car garage, unbelievable price! Home is in average condition, and could use a little T.L.C. Hurry, this won't last long! Home will be sold As-Is. Please do not disturb tenants.

View City Diamond Head	Roofing Wood Shake	Refrigerator Smoke Detector	45 or More Subject to Rental Lease
Lot Description Clear	Pool None	Washer	Occupancy Tenant
Predominant Topography Level	Additional Rooms Dining Area	Easements None	Terms Acceptable Cash
Location Other	Dining Room	Set-Backs C&C	Conventional
Number of Stories Two	Eat In Kitchen/Nook	Disclosures Non Resident Owner	FHA
Building Style Attached	Open Lanai	Property Disclosure Stmt	VA
Property Condition Average	Floor Covering Vinyl	See Remarks	Land Recorded Land Court
Parking 2Car	W/W Carpet	Other Fee Includes None	Showing Two Day Notice Reqd
Driveway	Inclusions AC Window Unit	Utilities Included Cable	Call Listor
Garage	Auto Garage Door Opener	Connected	Listor Must Be Present
Construction/Exterior Finish DoubleWall	Blinds	Overhead Electricity	
Slab	Cable TV	Public Water	
Wood Frame	Dishwasher	Telephone	
	Disposal	Water	
	Drapes	Roads Paved	
	Dryer	Possession	
	Range Hood		
	Range/Oven		

LO: Coldwell Banker Pacific Prop.

LD: 1/21/2009

DOM: 34