



Condo/Townhouse

ML#: 2915482 **Active** **List:** FS - Fee Simple
\$625,000
TMK: [1-2-6-014-032-0144](#) **Sub-Type:** Condo **PR#:** 929
Bldg: Hawaiian Monarch **Mstr:** 500257
Addr: [444 Niu St PH604](#)
City: Honolulu HI **Zip:** 96815
Regn: Metro **Neighborhood:** WAIKIKI

Inter Liv Ar: 1198 **New Dev/Const:** No **Bedrms:** 1
Open Lanai: **Yr Built:** 1965 **Baths:** 2 / 0
Land SqFt: 38,458 **Conversn Yr:** **Land Acres:** 0.836
Total Area: 1198 **Remod Yr:** **Furnished:**

#Pk: 1 **Fractional:** No **Developer:** **Mon Maint:** \$1,450
Stall#s: CAN RENT **Flood Zone:** A **Model Open Days:**
Floor: 44 **Mon Rental Inc:** \$ **Model Site Contact:** **Mon Assn:** \$
Elevators: 6 **Site Contact Ph#:** **Other Mon Fees:** \$
Total Mon Fees: \$1,450

Assd Val Land: \$151,600 **Tax Year:** 2008 **Elem School:** Ala Wai
Assd Val Imprv: \$446,600 **Mon Taxes:** \$225 **Middle School:** Washington
Assd Val Total: \$598,200 **Home Exemp:** 120000 **High School:** Kaimuki
Community Assn: **Ph#:**
Management Co: Hawaii First **Ph#:** 531-5566

LO: [KU Realty, LLC](#) **LO#:** (808) 737-2093 **LT:** ER **Comp:** 3.0 **Dual/Var:** No
LA: [Keahi D Pelayo](#) **LA#:** (808) 398-3220 **Desig:** DR **GE Tax by Seller:** No **Method:**
LA Email: keahi@lava.net **Pgr#:** **LA Cell#:** (808) 398-3220 **Fx#:** (808) 734-1422
LD: 12/4/2009 **XD:** 2/28/2010
DOM: 4 **Lock Box:** N

Easy to see. Call Susie Mon-Fri 7-4 at 737-2094 or call Keahi all other times at 737-2093. Parking available for \$165 month. No stalls are conveyed with the unit.

Picturesque 180 degree views. Large multi level unit. There is a good sized loft on the rooftop of the building with a L-shaped lanai. Use it for entertaining or 2nd bedroom. Parking available for \$165 month. No stalls are conveyed with the unit. The unit is on the 44th floor and the loft is on the 45th floor.

View	Slab	AC Window Unit	W/W Carpet
City	Wood Frame	Blinds	Possession
Diamond Head	Amenities	Cable TV	At Closing
Marina/Canal	BBQ	CeilingFan	Occupancy
Mountain	Patio/Deck	Chandelier	Owner
Ocean	Pool	Dishwasher	Terms Acceptable
Sunrise	Resident Manager	Disposal	Cash
Sunset	Restaurant	Dryer	Conventional
Building Style	Security Guard	Fireplace	Land Recorded
High-Rise 7+ Stories	Trash Chute	Microwave	Land Court
Unit Features	Maintenance Fee Includes	Range/Oven	Showing
Bedroom on 1st Level	AC Central	Refrigerator	<8 Hrs Notice Reqd
Central AC	Cable TV	Smoke Detector	Appointment Only
Corner/End	Electricity	Washer	Call Assistant
Full Bath on 1st Floor	Gas	Security	Call Listor
Multi Level	Hot Water	Card	
Penthouse	Sewer	Keyed Elevator	
Property Condition	Water	Disclosures	
Above Avg	Additional Rooms	Property Disclosure Stmt	
Parking	Loft	Other Fee Includes	
Other	Open Lanai	None	
Construction/Exterior Finish	Inclusions	Floor Covering	
DoubleWall	AC Central	Ceramic Tile	

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