



**Single Family**

**ML#:** 1000897 **Active**

**List:** \$700,000 FS - Fee Simple

**TMK:** 1-3-9-076-060-0000

**Addr:** [1048 Kaupaku Pl](#)

**City:** Honolulu

HI

**Zip:** 96825

**Regn:** HawaiiKai

**Neighborhood:** MARINERS RIDGE

**Roofd Liv Ar:** 2,723

**New Dev/Const:** No **Bedrms:** 5

**Roofd Oth Ar:** 180

**Yr Built:** 1975 **Baths:** 3 / 0

**Opn Lanai Ar:** 1027

**Remod Yr:** **Furnished:**

**Garage SF:**

**Land SF:** 8,408

**Acres:** 0.193

**Zoning:** 05 - R-5 Residential District

**Fractional:** No

**Flood:** D

**Mon Rental Inc:** \$

**Mon Maint Fees:** \$

**Mon Assn Fees:** \$0

**Other Mon Fees:** \$59

**Total Mon Fees:** \$59

**Assd Val Land:** \$555,400

**Assd Val Imprv:** \$293,600

**Assd Val Total:** \$849,000

**Community Assn:**

**Tax Year:** 2009

**Mon Taxes:** \$242

**Home Exemp:** 0

**Community Assn #:**

**Elem School:** Hahaione

**Middle School:** Niu Valley

**High School:** Kaiser

**CPR:** No **Public Rpt #:**

Great opportunity for the lowest priced home on Mariners Ridge! At the end of a culdesac. Enjoy views of Koko Crater, Molokai and Lanai (on clear days). 3 bed, 2 bath upstairs and 2 bed, 1 bath downstairs w/ seperate entrance. Needs some work, however best buy on hill w/ swimming pool! This is a short sale subject to lender approval. Lender has previously approved \$700,000.

<b>View</b>	DoubleWall	Dishwasher	Water
Coastline	Slab	Disposal	<b>Roads</b>
Mountain	<b>Roofing</b>	Dryer	Paved
Ocean	Tile	Range/Oven	County
Sunrise	<b>Pool</b>	Refrigerator	<b>Possession</b>
<b>Lot Description</b>	In Ground	Washer	At Closing
Clear	Spa/HotTub	<b>Security</b>	<b>Occupancy</b>
<b>Predominant Topography</b>	<b>Amenities</b>	Key	Tenant
Down Slope	Maids/Guest Qtrs	<b>Easements</b>	<b>Terms Acceptable</b>
Hilly	Patio/Deck	Other	Cash
<b>Location</b>	Wall/Fence	<b>Set-Backs</b>	Conventional
Cul-De-Sac	<b>Additional Rooms</b>	C&C	<b>Sale Conditions</b>
<b>Number of Stories</b>	Dining Room	<b>Disclosures</b>	Short Sale
Three+	Eat In Kitchen/Nook	Lender Approval Reqd	<b>Land Recorded</b>
<b>Building Style</b>	Loft	Property Disclosure Stmt	Regular System
Detached	Open Lanai	<b>Other Fee Includes</b>	<b>Showing</b>
Ohana Dwelling	<b>Floor Covering</b>	Association	<8 Hrs Notice Reqd
<b>Property Condition</b>	Ceramic Tile	<b>Utilities Included</b>	Call Listor
Fair	Hardwood	Cable	
<b>Parking</b>	W/W Carpet	Connected	
2Car	<b>Inclusions</b>	Sewer Fee	
Garage	Ceiling Fan	Telephone	
<b>Construction/Exterior Finish</b>	Chandelier	Underground Electricity	

**LO:** Hawaii Life Real Estate Svcs.

**LD:** 1/20/2010

**DOM:** 2

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