

**Single Family**ML#: 1000555 **Active**

List: \$889,800 FS - Fee Simple

TMK: 1-2-9-045-007-0000

Addr: [3340 Manoa Rd](#)

City: Honolulu

HI

Zip: 96822

Regn: Metro

Neighborhood: MANOA AREA

Roofd Liv Ar: 1,024

New Dev/Const: No

Bedrms: 3

Roofd Oth Ar: 543

Yr Built: 1947

Baths: 2 / 0

Opn Lanai Ar:

Remod Yr:

Furnished: None

Garage SF: 342

Fractional: No

Mon Maint Fees: \$

Land SF: 7,500

Flood: X

Mon Assn Fees: \$

Acres: 0.172

Mon Rental Inc: \$

Other Mon Fees: \$

Zoning: 04 - R-7.5 Residential District

Total Mon Fees: \$0

Assd Val Land: \$765,000

Assd Val Imprv: \$72,900

Assd Val Total: \$837,900

Community Assn:

Tax Year: 2009

Mon Taxes: \$8

Home Exemp: 72900

Community Assn #:

Elem School: Manoa

Middle School: Stevenson

High School: Roosevelt

CPR: No Public Rpt #:

Bring your finishing touches to this wonderful Manoa Valley property. Built in 1947 this home boasts charm, location & fabulous potential. Feel the warmth of the hardwood floors and the glow of the sunlight rays as they peer through the grand-sized windows, brightening the living and dining areas. Make your design dreams come true. Elec and plumb upgraded. Addtl enclsd lanai approx 400 SQ FT.

View	Single Wall	Drapes	Water
Cemetery	Vinyl	Dryer	Roads
Garden	Roofing	Microwave	Paved
Mountain	Composition	Range/Oven	State
Lot Description	Pool	Refrigerator	Possession
Other	None	Smoke Detector	45 or Less
Predominant Topography	Amenities	Washer	Occupancy
Gentle Slope	Bedroom on 1st Floor	Security	Tenant
Level	Full Bath on 1st Floor	Key	Terms Acceptable
Terraced	Landscaped	Easements	Cash
Location	Patio/Deck	None	Conventional
Inside	Storage	Set-Backs	FHA
Number of Stories	Wall/Fence	C&C	VA
One	Additional Rooms	Of Record	Land Recorded
Building Style	Dining Area	Disclosures	Land Court
Detached	Enclosed Lanai	Property Disclosure Stmt	Showing
Property Condition	Floor Covering	Other Fee Includes	<8 Hrs Notice Reqd
Above Average	Hardwood	None	Call Listor
Parking	Vinyl	Utilities Included	Listor Must Be Present
3Car+	Inclusions	Connected	
Carport	AC Split	Gas	
Driveway	AC Window Unit	Internet Cable	
Street	Cable TV	Overhead Electricity	
Construction/Exterior Finish	Ceiling Fan	Public Water	
Hollow Tile	Disposal	Telephone	

LO: Coldwell Banker Pacific Prop.

LD: 1/13/2010

DOM: 2

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