



**Condo/Townhouse**

**ML#:** 1001543      **Active**      **List:** \$289,000      FS - Fee Simple  
**TMK:** 1-2-7-013-011-0042      **Sub-Type:** Condo      **PR#:** 330  
**Bldg:** Ala Wai Cove      **Mstr:** 500157  
**Addr:** [509 University Ave 605](#)  
**City:** Honolulu      HI      **Zip:** 96826  
**Regn:** Metro      **Neighborhood:** KAPIOLANI

**Inter Liv Ar:** 551      **New Dev/Const:** No      **Bedrms:** 1  
**Open Lanai:** 75      **Yr Built:** 1961      **Baths:** 1 / 0  
**Land SqFt:** 27,991      **Conversn Yr:**      **Land Acres:** 0.609  
**Total Area:** 626      **Remod Yr:**      **Furnished:** Partial

**#Pk:** 1      **Fractional:** No      **Developer:**      **Mon Maint:** \$372  
**Stall#s:** 52      **Flood Zone:** A      **Model Open Days:**      **Mon Assn:** \$  
**Floor:** 6      **Mon Rental Inc:** \$      **Model Site Contact:**      **Other Mon Fees:** \$  
**Elevators:** 2      **Site Contact Ph#:**      **Total Mon Fees:** \$372

**Assd Val Land:** \$55,300      **Tax Year:** 2009      **Elem School:** Ala Wai  
**Assd Val Imprv:** \$176,300      **Mon Taxes:** \$47      **Middle School:** Washington  
**Assd Val Total:** \$231,600      **Home Exemp:** 80000      **High School:** Kaimuki  
**Community Assn:**      **Ph#:**        
**Management Co:** Hawaiiana      **Ph#:** 593-9100

**LO:** Real Estate Update, Inc.      **LD:** 2/3/2010      **DOM:** 2

Bright and Airy! Relax and enjoy the beautiful views and trades on your large lanai! Lots of storage! Near bus line and a super convenient location in town! A great starter place or investment opportunity!

<b>View</b> Marina/Canal Mountain	Concrete DoubleWall HollowTile Other	Cable TV Disposal Drapes Range/Oven Refrigerator Smoke Detector	W/W Carpet <b>Possession</b> 45 Days or Less At Closing
<b>Building Style</b> High-Rise 7+ Stories	<b>Amenities</b> Community Laundry Resident Manager Storage Trash Chute	<b>Security</b> Key Video	<b>Terms Acceptable</b> Cash Conventional
<b>Unit Features</b> Odd# Unit Single Level Storage	<b>Maintenance Fee Includes</b> Hot Water Sewer Water	<b>Disclosures</b> Pets Allowed (Verify) Property Disclosure Stmt	<b>Land Recorded</b> Dual Systems
<b>Property Condition</b> Excellent	<b>Additional Rooms</b> Open Lanai	<b>Other Fee Includes</b> None	<b>Showing</b> <8 Hrs Notice Reqd
<b>Parking</b> Assigned Open Open1	<b>Inclusions</b>	<b>Floor Covering</b> Ceramic Tile	
<b>Construction/Exterior Finish</b>			

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