



Single Family

ML#: 1001572 **Active**
TMK: 1-2-2-045-067-0000
Addr: [3234 Allan Pl](#)
City: Honolulu HI
Regn: Metro

List: \$1,879,000 FS - Fee Simple
Zip: 96817
Neighborhood: DOWSETT

Roofd Liv Ar: 3,356	New Dev/Const: No	Bedrms: 6
Roofd Oth Ar:	Yr Built: 1984	Baths: 3 / 1
Opn Lanai Ar: 367	Remod Yr: 2008	Furnished: Partial
Garage SF: 922	Fractional: No	Mon Maint Fees: \$
Land SF: 10,732	Flood: X	Mon Assn Fees: \$
Acres: 0.246	Mon Rental Inc: \$	Other Mon Fees: \$
Zoning: 03 - R10 - Residential District		Total Mon Fees: \$0

Assd Val Land: \$839,700
Assd Val Imprv: \$401,400
Assd Val Total: \$1,241,100
Community Assn:

Tax Year: 2009
Mon Taxes: \$339
Home Exemp: 80000
Community Assn #:

Elem School: Nuuanu
Middle School: Kawanakoa
High School: Roosevelt
CPR: No **Public Rpt #:**

Hidden Gem! This unique property features two homes on one lot! The main home was specially designed & built to maximize the lush tropical settings; the swimming pool & hot tub area create the perfect setting for entertaining, w/solid mahogany wood details throughout, stainless steel appliances, granite counters & a natural running waterfall which flows into the tranquil Koi pond.

View Mountain	Single Wall Slab	Ceiling Fan Chandelier	Overhead Electricity Public Water
Lot Description Clear	Roofing Composition	Dishwasher Disposal	Telephone Water
Predominant Topography Gentle Slope Level	Pool In Ground Spa/HotTub	Dryer Fireplace Microwave	Roads Paved
Location Cul-De-Sac	Amenities Bedroom on 1st Floor Full Bath on 1st Floor Landscaped Patio/Deck Storage Wall/Fence	Range Hood Range/Oven Refrigerator Smoke Detector Washer	Possession 45 or Less 45 or More At Closing
Number of Stories One	Additional Rooms Dining Area Eat In Kitchen/Nook Family Room Laundry Room Open Lanai Other	Exclusions Window Coverings	Occupancy Owner
Building Style Detached Multiple Dwellings Ohana Dwelling		Easements Electric	Terms Acceptable Cash Conventional
Property Condition Above Average Excellent		Set-Backs C&C Of Record	Land Recorded Land Court
Parking 2Car 3Car+ Driveway Garage Street	Floor Covering Hardwood Other	Disclosures Property Disclosure Stmt	Showing <8 Hrs Notice Reqd Appointment Only Listor Must Be Present
Construction/Exterior Finish Above Ground DoubleWall Hollow Tile	Inclusions Auto Garage Door Opener Blinds Cable TV	Other Fee Includes None	
		Utilities Included Cable Connected Gas Internet Cable	

LO: Coldwell Banker Pacific Prop.

LD: 2/3/2010

DOM: 2

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