



**Condo/Townhouse**

**ML#:** 1001555 **Active** **List:** \$440,000 FS - Fee Simple  
**TMK:** 1-2-6-017-057-0162 **Sub-Type:** Condo **PR#:** 449  
**Bldg:** Four Paddle **Mstr:** 500233  
**Addr:** [2140 Kuhio Ave 1808](#)  
**City:** Honolulu HI **Zip:** 96815  
**Regn:** Metro **Neighborhood:** WAIKIKI

**Inter Liv Ar:** 553 **New Dev/Const:** No **Bedrms:** 1  
**Open Lanai:** 55 **Yr Built:** 1974 **Baths:** 1 / 0  
**Land SqFt:** 31,328 **Conversn Yr:** **Land Acres:** 0.681  
**Total Area:** 608 **Remod Yr:** 2008 **Furnished:** Partial

**#Pk:** 1 **Fractional:** No **Developer:** **Mon Maint:** \$518  
**Stall#s:** 1808 **Flood Zone:** A **Model Open Days:** **Mon Assn:** \$  
**Floor:** 18 **Mon Rental Inc:** \$ **Model Site Contact:** **Other Mon Fees:** \$  
**Elevators:** 3 **Site Contact Ph#:** **Total Mon Fees:** \$518

**Assd Val Land:** \$31,600 **Tax Year:** 2009 **Elem School:** Jefferson  
**Assd Val Imprv:** \$330,700 **Mon Taxes:** \$100 **Middle School:** Washington  
**Assd Val Total:** \$362,300 **Home Exemp:** 0 **High School:** Kaimuki  
**Community Assn:** **Ph#:**  
**Management Co:** W E Denison Corp **Ph#:** 733-7400

**LO:** Earl Thacker Limited **LD:** 2/3/2010 **DOM:** 2

Fall in love with Hawaii...feel the Aloha spirit..A must see...breathtaking white water ocean view. This is a fully remodeled end unit. Professionally decorated, custom granite counter tops, crown moulding, light hardwood cabinets, designer lighting. A 'one-of-a-kind exquisite bathroom with a kitchen built for a chef. (Furnishings negotiable)

<p><b>View</b> Ocean</p> <p><b>Building Style</b> High-Rise 7+ Stories</p> <p><b>Unit Features</b> Central AC Corner/End Even# Unit Storage</p> <p><b>Property Condition</b> Excellent</p> <p><b>Parking</b> Assigned</p> <p><b>Construction/Exterior Finish</b> Concrete</p> <p><b>Property Frontage</b> Ocean</p> <p><b>Amenities</b> Patio/Deck Pool Resident Manager</p>	<p>Sauna Security Guard Storage Trash Chute</p> <p><b>Maintenance Fee Includes</b> AC Central Cable TV Electricity Hot Water Sewer Water</p> <p><b>Additional Rooms</b> Dining Area Open Lanai</p> <p><b>Inclusions</b> AC Central Blinds Cable TV CeilingFan Dishwasher Disposal</p>	<p>Dryer Intercom Microwave Oven Hood Range/Oven Refrigerator Smoke Detector</p> <p><b>Security</b> Key Security Patrol Video</p> <p><b>Exclusions</b> Refrigerator Track Lighting Washer Window Covering</p> <p><b>Disclosures</b> None Property Disclosure Stmt</p> <p><b>Other Fee Includes</b> None</p> <p><b>Floor Covering</b></p>	<p>Ceramic Tile</p> <p><b>Possession</b> At Closing</p> <p><b>Occupancy</b> Hotel Rental Pool Tenant</p> <p><b>Terms Acceptable</b> Cash Conventional</p> <p><b>Land Recorded</b> Land Court</p> <p><b>Showing</b> Appointment Only Call Listor Listor Must Be Present Two Day Notice Reqd</p>
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