



Condo/Townhouse

ML#: 1001721 **Active** **List:** \$950,000 FS - Fee Simple
TMK: 1-2-1-044-036-0889 **Sub-Type:** Condo **PR#:** 6472
Bldg: The Vanguard Lofts **Mstr:** 2812358
Addr: [720 Kapiolani Blvd 305](#)
City: Honolulu HI **Zip:** 96813
Regn: Metro **Neighborhood:** KAPIO/KINAU/WARD

Inter Liv Ar: 1329 **New Dev/Const:** Yes **Bedrms:** 2
Open Lanai: 333 **Yr Built:** 2010 **Baths:** 2 / 0
Land SqFt: 36,811 **Conversn Yr:** **Land Acres:**
Total Area: 1662 **Remod Yr:** **Furnished:**

#Pk: 2 **Fractional:** No **Developer:** **Mon Maint:** \$816
Stall#s: 61c & 62 **Flood Zone:** X **Model Open Days:**
Floor: 3 **Mon Rental Inc:** \$ **Model Site Contact:** **Mon Assn:** \$
Elevators: **Site Contact Ph#:** **Other Mon Fees:** \$
Total Mon Fees: \$816

Assd Val Land: \$0 **Tax Year:** 2009 **Elem School:** Royal
Assd Val Imprv: \$0 **Mon Taxes:** \$0 **Middle School:** Central
Assd Val Total: \$0 **Home Exemp:** **High School:** Mckinley
Community Assn: **Ph#:**
Management Co: Hawaiiana **Ph#:** 593-9100

LO: Heyer & Associates LLC **LD:** 2/7/2010 **DOM:** 2

COME SEE WHAT LOFT LIVING IS ALL ABOUT... 2BR 2BA WITH A PRIVATE DECK OF 333 SQ FT WHICH CAN BE EQUIPPED WITH A GAS GRILL AND 7'X 7' WHIRLPOOL... ONE OF A KIND UNIT WITH A TRUE LOFT SECOND LEVEL MASTER SUITE... LIVING ROOM HEIGHTS SOAR TO ALMOST 17'... NOTHING ELSE LIKE IT IN HONOLULU... MUST SEE!!!!... 62 SQUARE FT STORAGE ROOM INCLUDED WITH UNIT!!!

<p>View City Mountain</p> <p>Building Style Low-Rise - 6 or Less Stories</p> <p>Unit Features Central AC Corner/End Multi Level Split Level Storage</p> <p>Property Condition Excellent</p> <p>Parking Covered2 Tandem</p> <p>Construction/Exterior Finish Concrete</p>	<p>Amenities BBQ Patio/Deck Pool Recreation Area Storage Trash Chute Whirlpool</p> <p>Maintenance Fee Includes Cable TV Gas Internet Service Sewer Water</p> <p>Inclusions AC Central Auto Garage Door Opener Cable TV</p>	<p>CeilingFan Convection Oven Dishwasher Disposal Dryer Microwave Range Hood Range/Oven Refrigerator Smoke Detector Washer</p> <p>Disclosures Pets Allowed (Verify)</p> <p>Other Fee Includes None</p> <p>Floor Covering Hardwood Marble/Granite</p>	<p>Other W/W Carpet</p> <p>Possession At Closing</p> <p>Terms Acceptable Cash Conventional Exchange</p> <p>Land Recorded Regular System</p>
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