



**Condo/Townhouse**

**ML#:** 1001352 **Active** **List:** \$258,000 FS - Fee Simple  
**TMK:** 1-2-4-019-010-0111 **Sub-Type:** Condo **PR#:** 1146  
**Bldg:** Village Maluhia **Mstr:** 500497  
**Addr:** [1535 Pensacola St 1006](#)  
**City:** Honolulu HI **Zip:** 96822  
**Regn:** Metro **Neighborhood:** MAKIKI AREA

**Inter Liv Ar:** 493 **New Dev/Const:** No **Bedrms:** 1  
**Open Lanai:** 45 **Yr Built:** 1967 **Baths:** 1 / 0  
**Land SqFt:** 48,356 **Conversn Yr:** **Land Acres:** 1.051  
**Total Area:** 538 **Remod Yr:** **Furnished:** Partial

**#Pk:** 1 **Fractional:** No **Developer:** **Mon Maint:** \$348  
**Stall#s:** 45 **Flood Zone:** X **Model Open Days:** **Mon Assn:** \$  
**Floor:** 10 **Mon Rental Inc:** \$ **Model Site Contact:** **Other Mon Fees:** \$88  
**Elevators:** 2 **Site Contact Ph#:** **Total Mon Fees:** \$436

**Assd Val Land:** \$40,600 **Tax Year:** 2009 **Elem School:** Lincoln  
**Assd Val Imprv:** \$203,200 **Mon Taxes:** \$47 **Middle School:** Stevenson  
**Assd Val Total:** \$243,800 **Home Exemp:** 80000 **High School:** Roosevelt  
**Community Assn:** **Ph#:** **Management Co:** Alii Ohana **Ph#:** 947-3331

**LO:** CENTURY 21 All Islands **LD:** 1/31/2010 **DOM:** 2

Secure Building. Unit in excellent condition, ready to move in. Great location: close to downtown, hospitals, shops, restaurants. Plenty amenities including exercise room & convenient store in Building. Good opportunity for a first time buyer. Maintenance fee will be reajusted as individual electricity meters are installed. Call for more info. Pictures coming soon.

<p><b>View</b> City</p> <p><b>Building Style</b> High-Rise 7+ Stories</p> <p><b>Unit Features</b> Even# Unit Single Level</p> <p><b>Property Condition</b> Excellent</p> <p><b>Parking</b> Assigned Covered1 Garage</p> <p><b>Construction/Exterior Finish</b> Concrete</p> <p><b>Amenities</b> BBQ Exercise Room Patio/Deck</p>	<p>Pool Resident Manager Sauna Trash Chute Whirlpool</p> <p><b>Maintenance Fee Includes</b> Cable TV Electricity Hot Water Sewer Water</p> <p><b>Inclusions</b> CeilingFan Disposal Drapes Dryer Range/Oven Refrigerator Smoke Detector</p>	<p>Washer <b>Security</b> Key Keyed Elevator Video</p> <p><b>Exclusions</b> Microwave</p> <p><b>Disclosures</b> Call Listor Property Disclosure Stmt</p> <p><b>Other Fee Includes</b> Special Assessment</p> <p><b>Floor Covering</b> Ceramic Tile Laminate</p> <p><b>Possession</b> 45 Days or Less</p> <p><b>Occupancy</b> Owner</p>	<p><b>Terms Acceptable</b> Cash Conventional VA</p> <p><b>Sale Conditions</b> Subject to Replacement Property</p> <p><b>Land Recorded</b> Regular System</p> <p><b>Showing</b> &lt;8 Hrs Notice Reqd Call Listor Listor Must Be Present</p>
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