

## Residential Full

[1-2-6-028-011-0180](#) 229 Paoakalani Ave #2004, Honolulu 96815

MLS#: 201718266	Region: Metro	Bldg Nm: waikiki sunset	LP: \$550,000
Status: <b>Sold</b>	Nghbrhd: WAIKIKI	Fee Options:	OLP: \$560,000
Lnd Tenure: FS - Fee Simple			SP: <b>\$550,000</b>
Listing Service: Full Service			



### General Information

Prop Type: Condo/Townhouse	DOM: 72
Style: Condotel, High-Rise 7+ Stories	CDOM: 72
Prop Cond: Above Average, Excellent	Furnished: Full
	Fract Own: No

### Sqft Information

Grg/Car Sqft:	Beds: 1
Sqft Liv: 564	Baths: 1/0
Lanai Sqft: 67	New Dev: No
Sqft Oth:	Ttl Park: 1
Total Sqft: 631	Stories: 21+
Land Sqft: 49,963	Yr Rmdled: 2017
Lot Acres: 1.147	Year Built: 1979

### Bldg Information

### School Information

Elem:	Jefferson
Middle:	Washington
High:	Kaimuki

### Additional Information

View:	Diamond Head, Ocean
Zoning:	X2 - Apartment Precinct
Flood Zone:	Zone AE
Land Recorded:	Dual Systems

Recent: 12/05/2017 : Sold : EN->S

### Listing/Agent/Office Information

Listing Date: 08/25/17	Cont Acc Date: 11/05/17	Tmp Wth Date:	Exp Date: 02/25/18
Possession: At Closing		Occupant Type: Vacant	Off Mrkt Date: 12/05/17
List Type: Exclusive Rights		Listing Svc: Full Service	Lock Box: Yes
Agent: <a href="#">Daniel J Pacheco Jr. (R)</a>		Agent Mbr #: 03112	Lockbox Serial:
Ag Email: <a href="mailto:danny_pacheco@hotmail.com">danny_pacheco@hotmail.com</a>		Corp Office Lic #: RB-17314	Agent Ph: (808) 226-6510
License #: RB-12467		Office Mbr #: ISLR	Office Ph: (808) 941-7773
Office: <a href="#">Island Heritage Realty, Inc.</a>		Method:	Off Fax Ph: (808) 239-5391
Comp Sub To:		GE Tax Paid-Seller: Yes	Comp: 2.5
Dual Var Rate: No			

### Remarks

**Pub Rmks:** Lovely Diamond Head and Ocean Views !!! Kitchen recently remodeled, and has new appliances. Unit fully furnished, turn key vacation rental. Legal rental with NUC license. Buyer to participate in 1031 exchange. Comes with one unassigned parking stall.

**Agent Rmks:** Vacant, easy to show, on lock box. Must use Toni Tudor, First American Title, Kailua Branch.

**Show Inst:** Call Listor

### Association/Condo Information

Assoc Fees:	Ttl Mon Fees: \$675.00
Maintenance Fee: \$675.00	Fee Includes: AC Central, Cable TV, Electricity, Hot Water, Sewer, Water
Oth Fees Mthy:	Oth Mthy Fees Incl: None
Condo Prp Reg:	Condo Park Unit: unassigned Floor #: 20
Unit Features: Central AC, Single Level	# Elevators: 4
Owner Occpncy%: 19	Mgmt Co #: 593-9100
Mgmt Co: Hawaiiiana	Assoc Phone:
Community Assn:	
Public Report #:	

### Features

Story Type: 21+	Road Frontage:
Parking: Unassigned	Flooring: Ceramic Tile, W/W Carpet
Roofing:	Construction: Concrete, Double Wall
Topography:	
Security Feat: Gated Community, Security Patrol	
Amenities: BBQ, Community Laundry, Patio/Deck, Pool, Sauna, Security Guard, Trash Chute	
Inclusions: AC Central, Disposal, Drapes, Microwave, Range/Oven, Refrigerator	
Disclosures: 1031 Exchange, Licensed Owner, Property Disclosure Stmt	

### Tax & Financial Information

TMK: 1-2-6-028-011-0180	Terms Acceptable: Cash, Conventional
Taxes/Mnthly: \$110	Tax Assess Imp: \$391,000
Tax Year: 2017	Tax Assess Lnd: \$47,000
Home Exempt: 0	Tax Assess Tot: \$438,000
	Rent Inc Mthy:
	Spcl Sales Cond: None

### Sold Information

Sold Date: 12/05/17	Cont Acc Date: 11/05/17	Sold Price: <b>\$550,000</b>	DOM: 72
Buy Agent: <a href="#">George Krischke (R)</a>		Agent Ph: (808) 554-1635	CDOM: 72
Buy Off: <a href="#">Hawaii Living LLC</a>			
Co Buy Agent:		Agent Ph:	
Co Buy Off:		Office Ph:	
Concessions:		Buyer Financing: Cash	
Sell Ag Remarks:			

Click on the arrow to view Additional Photos



newly renovated kitchen



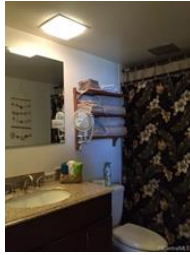
Dining area



Queen size sofa bed



master bedroom



ocean view



Diamond Head view



BBQ and picnic tables on the 6th floor



Lounge on the 6th floor



Mini Mart on the 5th floor



4 elevators

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