



## KINAU TERRACE PH2

Makiki, Honolulu, 96814

**\$589,000 (FS)**

Fully-remodeled penthouse condo featuring the ultimate privacy of being on your own entire floor! Multiple secured entries, including the main double-door entry which leads into a HUGE main living area that offers a breathtaking city view. This unit can be used in a 3-bedroom/2-bath configuration or a 2-bedroom/1-bath with a separate 1-bedroom/1-bath suite that includes its own private entry. So many options with this flexible floor plan. Upgraded kitchen, bathrooms, new carpet, paint and more make this home ready to move-in. Convenient location in-town, located near dining, entertainment, shopping, bus stops and freeway access. Finally, two assigned, covered parking spaces!

### QUICK STATS (MORE ON THE BACK) :

Interior Size: 1,637 Square Feet

Maintenance Fee: \$1,975.00/month

TMK: 1-2-4-013-073-0012



LEARN MORE AT [1032kinau.com](http://1032kinau.com)

 **Marcus & Associates, Inc.**



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# ...MORE DETAILS ABOUT YOUR NEW HOME:

## Statistics:

Garage/Carport:  
Living Area: **1637**  
Lanai:  
Other:  
Stories: **One, 4-7**  
Parking: **2**  
Parking Style: **Covered - 2**  
Stall #: **10,11**  
Year Built: **1982**  
Year Remodeled: **2019**

## Land Information:

Building Name: **Kinau Terrace**  
Land Tenure: **FS - Fee Simple**  
Land Recorded: **Regular System**  
Fee Options:  
Land Use Zoning: **12 - A-2 Medium Density Apartme**  
Flood Zone:  
Location:  
Lot Description:  
Set Backs:  
Easements:  
Frontage:  
Topography:

## Property Information:

TMK: **1-2-4-013-073-0012**  
Property Type: **Condo/Townhouse**  
Style: **High-Rise 7+ Stories**  
Property Condition: **Excellent**  
Furnished: **None**  
Fractional Ownership? **False**  
Roofing:  
Flooring: **Vinyl, W/W Carpet**  
Construction: **Concrete**  
Pool Features:  
View: **City, Sunset**  
Utilities Available:

Inclusions: **AC Window Unit, Dishwasher, Disposal, Dryer, Microwave Hood, Microwave, Range/Oven, Refrigerator, Smoke**

Exclusions:

Disclosures: **Inactive Licensed Owner, Property Disclosure Stmt**

## Fees & Taxes:

Monthly Maintenance Fee: **1974**  
Other Association Fee:  
Other Includes: **Maintenance**  
  
Total Monthly Association Fees:  
Includes: **Other Common Expenses, Sewer, Water**

Community Association:  
Management Company: **Hawaiiana**  
Monthly Taxes: **172**  
Tax Year: **2020**  
Home Exemption: **0**  
Tax Assessed Improvements: **345200**  
Tax Assessed Land: **244600**  
Tax Assessed Total: **589800**  
Special Sales Condition: **None**

## Neighborhood:

Region: **Metro**  
Neighborhood: **MAKIKI AREA**  
Elementary School:  
Middle School:  
High School: