



**Condo/Townhouse**

**ML#:** 2517436 **Active** **LP:** \$499,000\* FS - Fee Simple  
**TMK:** 1-2-6-017-005-0006 **Type:** CND **PR#:** 708  
**Bldg:** Aloha Towers **Mstr:** 500169  
**Addr:** [430 Lewers St EWA/601](#)  
**City:** Honolulu HI **Zip:** 96815  
**Regn:** Metro **Neighborhood:** WAIKIKI

**Inter Liv Ar:** 965 **New Dev/Const:** No **Bedrms:** 2  
**Open Lanai:** 133 **Yr Built:** 1976 **Baths:** 2 / 0  
**Land SqFt:** 45,269 **Conversn Yr:** **Land Acres:** 0.9841  
**Total Area:** 1098 **Remod Yr:** **Furnished:**

**#Pk:** 1 **Developer:** **Mon Maint:** \$603  
**Stall#s:** E-419 **Flood Zone:** A **Model Open Days:**  
**Floor:** 6 **Mon Rental Inc:** \$ **Model Site Contact:** **Mon Assn:** \$  
**Elevators:** **Site Contact Ph#:** **Other Mon Fees:** \$  
**Total Mon Fees:** \$603

**Assd Val Land:** \$64,700 **Tax Year:** 2005 **Elem School:** Jefferson  
**Assd Val Imprv:** \$292,900 **Mon Taxes:** \$70 **Middle School:** Washington  
**Assd Val Total:** \$357,600 **Home Exemp:** 0 **High School:** Mckinley  
**Community Assn:** **Ph#:**  
**Management Co:** W.e. Denison **Ph#:** 733-7400

**LO:** TY Realty, Inc. **LD:** 10/12/2005 **DOM:** 247

Ewa Tower #6A. New paint, refer, oven, micro. Nice view over the pool/recreation area. BBQs on the 5th floor w/pool, spa, sauna, and paddle tennis. The unit has the 'non conforming use' permit. Vacation rental. Close to the beach, shopping, Ala Wai Canal, bus, and ocean. Nice quiet building and quiet section of Waikiki. 5 units per floor. Sold 'AS IS'. Use Title Guaranty-Kahala-Roxanne.

<p><b>View</b>  Garden  Mountain</p> <p><b>Building Style</b>  High-Rise 7+ Stories</p> <p><b>Unit Features</b>  Bedroom on 1st Level  Central AC  Corner/End  Even# Unit  Single Level</p> <p><b>Property Condition</b>  Fair</p> <p><b>Parking</b>  Assigned  Covered1  Garage  Guest</p> <p><b>Construction/Exterior Finish</b>  Concrete</p> <p><b>Amenities</b></p>	<p>BBQ  Patio/Deck  Pool  Resident Manager  Sauna  Security Guard  Trash Chute  Whirlpool</p> <p><b>Maintenance Fee Includes</b>  AC Central  Cable TV  Electricity  Gas  Hot Water  Sewer  Water</p> <p><b>Additional Rooms</b>  Dining Area  Open Lanai</p> <p><b>Inclusions</b>  AC Central</p>	<p>Cable TV  Chandelier  Dishwasher  Disposal  Drapes  Dryer  Kitchenware  Linens  Microwave  Range/Oven  Refrigerator  Smoke Detector  Washer</p> <p><b>Security</b>  Key  Security Patrol</p> <p><b>Disclosures</b>  Non Resident Owner  Pets Allowed (Verify)</p> <p><b>Other Fee Includes</b>  Maintenance</p>	<p><b>Floor Covering</b>  Ceramic Tile  W/W Carpet</p> <p><b>Possession</b>  45 Days or More</p> <p><b>Occupancy</b>  Tenant</p> <p><b>Terms Acceptable</b>  Cash  Conventional</p> <p><b>Land Recorded</b>  Dual Systems</p> <p><b>Showing</b>  48+ Hrs Notice Reqd  Appointment Only  Key in Office</p>
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