MLS#: 2602503 **Status:** WITHDRAWN **Price:** $7,500,000 FS - FEE SIMPLE **Original:** $7,500,000 **Change:** $0 **Percent Change:** 0.00% **Days on Market:** 286 **List Date:** 02-01-2006

20% Commission Rebate towards closing costs when OahuRE is your Buyer's Agent: $45,000 **Call Bryn Kaufman, RA** (808) 254-0787

Monthly Maint. Fee: $0 **Maint. Fee Includes: Monthly Assoc. Fee:** $0 **Monthly Fee Other:** $0 **Other Fee Includes:** NONE **Monthly Fees Total:** $0 **Monthly Taxes:** $968 **Tax Year:** 2005/2006

Remarks: Diamond in the Rough! TWO HOMES! 1st home-built in 1911. Oceanfront 3bed/4baths w/deep, covered lanais and has been restored over the years (4095 sf). 2nd home-built in 1944. 5 bed/4.5 baths, kitchen, living room, separate studio and is on DH Rd (4950 sf). Motor court between the two homes. Wonderful oceanfront pool with adjacent cabana, tropical landscaping and spa. Gated for privacy. **Inclusions:** AC CENTRAL, AC SPLIT, AUTO GARAGE DOOR OPENER, BLINDS, BOOK SHELVES, CABLE TV, CEILING FAN, CHANDELIER, DISHWASHER, DISPOSAL, DRYER, INTERCOM, MICROWAVE, RANGE HOOD, RANGE/OVEN, REFRIGERATOR, SECURITY SYSTEM, SMOKE DETECTOR, WASHER **Amenities:** ENTRY, LANDSCAPED, LAWN SPRINKLER, MAIDS/GUEST QRTERS, PATIO/DECK, STORAGE, WALL/FENCE

Condition: ABOVE AVERAGE, AVERAGE **View:** DIAMOND HEAD, GARDEN, OCEAN, SUNSET **Frontage:** OCEAN

Address: 3169 Diamond Head Road **City:** Honolulu **State:** HI **Zip:** 96815 **Region:** DIAMONDHD **Neighborhood:** DIAMOND HEAD **TMK:** 1-3-1-036-002-0000

Beds: 8 **Baths:** 8/1 **Living Area:** 9,045 **Area Roofed Other:** 0 **Lanai:** 0 **Garage/Carport:** 621 **Land:** 18,029 **Acres:** 0.4139 **Year Built:** 1911 **Year Remodeled:** 1999

Assessed Land: $6,387,900 **Assessed Improvements:** $528,800 **Assessed Total:** $6,916,700 **Zoning:** 05 - R-5 RESIDENTIAL DIST **Flood Zone:** AE **Elementary School:** Waikiki **Middle School:** Washington **High School:** Kaimuki

Lot Description: OTHER **Location:** OTHER **Topography:** LEVEL **Building Style:** DETACHED, MULTIPLE DWELLINGS **Construction:** DOUBLEWALL, SLAB, WOOD FRAME **Floor:** CERAMIC TILE, W/W CARPET **Stories:** TWO **Roofing:** COMPOSITION **Pool:** IN GROUND **Roads:** PAVED, COUNTY **Additional Rooms:** DINING AREA, EAT IN KITCHEN/NOOK, LAUNDRY ROOM, OPEN LANAI **Set-Backs:** C&C, OF RECORD, SPECIAL **Easements:** OTHER **Utilities:** CESSPOOL, OVERHEAD ELECTRICITY, PUBLIC WATER, TELEPHONE **Listing Courtesy:** Coldwell Banker Pacific Prop.

Home Exemption: $0 **Disclosures:** NON RESIDENT OWNER, PROPERTY DISCLOSURE STMT **New Dev/Const:** N **CPR:** N **Terms:** CASH, CONVENTIONAL **Land Recorded:** REGULAR SYSTEM **Security:** KEY **Furnished:** PARTIAL

History for this MLS#: 2602503

Date	Field Name	Old Value	New Value
February 1, 2006, 6:52 am	Status	Not Listed	Active
May 22, 2006, 12:44 am	AreaRoofedLiv	4,095	9,045
November 13, 2006, 7:51 am	Status	Active	Withdrawn

History of other MLS#'s for this property since January 2004: