

## 252 Moomuku Place Unit 4, Honolulu 96821

Status: Sold	MLS#: <a href="#">202416022</a>	Parcel#: <a href="#">1-3-8-008-016-0004</a>
List Price: \$596,700	Original Price: \$797,650	Price Change: \$-200,950
Beds: 3   Baths: 1/1	Year Built: 1957	Remodeled:
Region: Diamondhd	Neighborhood: Kuliouou	Building: <b>Deprecated:</b> str_replace(): Passing null to parameter #3 (\$subject) of type array string is deprecated in <a href="#">/home/oahure/public_html/PDF_Summary.php</a> on line <b>122</b>
Living Sq Ft: 1,140	Other Sq Ft: <b>Deprecated:</b> number_format(): Passing null to parameter #1 (\$num) of type float is deprecated in <a href="#">/home/oahure/public_html/PDF_Summary.php</a> on line <b>126</b> 0	Total Sq Ft: 1,140
Land Sq Ft: 8,965	Land Tenure: FS - Fee Simple	Lanai Sq Ft: <b>Deprecated:</b> number_format(): Passing null to parameter #1 (\$num) of type float is deprecated in <a href="#">/home/oahure/public_html/PDF_Summary.php</a> on line <b>132</b> 0
Total Parking: 1	Date Listed: 07-15-2024	Days on Market: 82
View: Other	Frontage: <b>Deprecated:</b> str_replace(): Passing null to parameter #3 (\$subject) of type array string is deprecated in <a href="#">/home/oahure/public_html/PDF_Summary.php</a> on line <b>141</b>	Type: Single Family
Assessed Building: \$34,600	Assessed Land: \$775,300	Assessed Value: \$809,900
Taxes: \$235   Year: 2023	Maintenance Fee: \$0	Association Fee: \$0
Flood Zone: Zone D	Stories: One	CPR: Yes
Condition: Needs Major Repair	Parking: 2 Car	<a href="#">Zoning:</a> 05 - R-5 Residential District
Close Price: \$621,600	Close Date: 02-04-2025	Financing: Cash   Concessions:
Elementary:	Middle School:	High School:

**Public Remarks:** Investment opportunity in East Honolulu! This fee-simple fixer-upper home features three bedrooms and one and a half bathrooms, offering a fantastic canvas for renovation. This property is designed for the comfort and convenience of parking, a large lanai, an enclosed patio, and air conditioning. Whether you're an investor looking to flip or rent out or an owner-occupant ready to personalize your dream home, this property holds immense potential in a sought-after location. Nestled in the serene Kuliouou neighborhood between Hawaii Kai and Kahala, you'll enjoy a peaceful residential setting with easy access to vibrant amenities. Outdoor enthusiasts will love the proximity to the Kuliouou Ridge Trail, a popular hiking spot offering stunning island and ocean views. For beach lovers, Maunaloa Bay, Sand Beach, and Hanauma Bay Nature Preserve are just a short drive away. Don't miss out on this unique opportunity to say "Aloha" to this rare investment opportunity!)\*All potential Buyers are requested to check with the City, County, Zoning, Tax, Schools, Association, and other records to determine all details on this property listed above to their satisfaction. **Sale Conditions:** Lender Sale \* [Photos](#), [History](#)

**Inclusions:** Range/Oven, Refrigerator **Amenities:** Patio/Deck **Utilities:** Public Water **Construction:** Other **Lot Features:** Irregular **Floor:** Ceramic Tile, W/W Carpet **Disclosures:** See Remarks **Land Recorded:** Land Court **Furnished:** None **Architectural Style:** CPR **Construction Materials:** Other **Roof:** Asphalt Shingle **Flooring:** Ceramic Tile, W/W Carpet **Security Features:** Other **Easements:** Other **Set Backs:** Of Record **Special Listing Conditions:** Lender Sale **Management Company:** Management Company **Phone:**

