

**Nihi Gardens 3031 Nihi Street Unit R/18, Honolulu 96819**

|                              |                              |                                                       |
|------------------------------|------------------------------|-------------------------------------------------------|
| Status: Sold                 | MLS#: <b><u>2615615</u></b>  | Parcel#: <b><u>1-1-4-025-019-0018</u></b>             |
| List Price: \$399,000        | Original Price: \$445,000    | Price Change: \$-46,000                               |
| Beds: 3   Baths: 1/0         | Year Built: 1964             | Remodeled:                                            |
| Region: Metro                | Neighborhood: Kalihi Valley  | Building: Nihi Gardens                                |
| Living Sq Ft: 836            | Other Sq Ft: 0               | Total Sq Ft: 936                                      |
| Land Sq Ft: 2,250            | Land Tenure: FS - Fee Simple | Lanai Sq Ft: 100                                      |
| Total Parking: 0             | Date Listed: 08-20-2006      | Days on Market: 184                                   |
| View: Mountain, Sunset       | Frontage: Other              | Type: Single Family                                   |
| Assessed Building: \$102,900 | Assessed Land: \$210,900     | Assessed Value: \$313,800                             |
| Taxes: \$94   Year: 2006     | Maintenance Fee: \$0         | Association Fee: \$0                                  |
| Flood Zone: Zone D           | Stories: One                 | CPR: Yes                                              |
| Condition: Above Average     | Parking: 1 Car, Carport      | <b><u>Zoning:</u></b> 04 - R-7.5 Residential District |
| Close Price: \$389,000       | Close Date: 03-15-2007       | Financing: Conventional   Concessions:                |
| Elementary: Kalihi Uka       | Middle School: Dole          | High School: Farrington                               |

**Public Remarks:** Huge price reduction! Great starter home located in the convenient area of Kalihi Valley. The house has been reroofed, recently painted inside and out not to mention new carpet throughout the livingroom and bedrooms plus new stove. Located down the street is Kam Shopping Center with many restaurants, drug store and grocery store too! (CLICK PHOTO FOR MORE PICTURES)

**Sale Conditions:** \* [Photos](#), [History](#)

**Inclusions:** Auto Garage Door Opener, Book Shelves, Ceiling Fan, Disposal, Range/Oven, Refrigerator, Smoke Detector **Amenities:** None **Utilities:** Cable, Gas, Internet, Overhead Electricity, Public Water, Telephone **Construction:** Above Ground, Single Wall, Wood Frame **Lot Features:** Other **Floor:** Vinyl, W/W Carpet **Disclosures:** Property Disclosure Stmt **Land Recorded:** Land Court **Furnished:** Partial **Architectural Style:** CPR, Detach Single Family **Construction Materials:** Above Ground, Single Wall, Wood Frame **Roof:** Asphalt Shingle **Flooring:** Vinyl, W/W Carpet **Security Features:** Key **Easements:** Other **Set Backs:** C&C **Special Listing Conditions:** Management Company: - **Management Company Phone:** -



