

**3582 Kumukoa Street, Honolulu 96822**

|                              |                               |                                                          |
|------------------------------|-------------------------------|----------------------------------------------------------|
| Status: Sold                 | MLS#: <a href="#">1109614</a> | Parcel#: <a href="#">1-2-9-062-059-0000</a>              |
| List Price: \$795,000        | Original Price: \$849,000     | Price Change: \$-54,000                                  |
| Beds: 4   Baths: 2/0         | Year Built: 1963              | Remodeled:                                               |
| Region: Metro                | Neighborhood: Manoa-upper     | Building:                                                |
| Living Sq Ft: 1,420          | Other Sq Ft: 315              | Total Sq Ft: 1,735                                       |
| Land Sq Ft: 7,500            | Land Tenure: FS - Fee Simple  | Lanai Sq Ft: 0                                           |
| Total Parking: 0             | Date Listed: 08-04-2011       | Days on Market: 40                                       |
| View: Mountain               | Frontage:                     | Type: Single Family                                      |
| Assessed Building: \$255,500 | Assessed Land: \$645,000      | Assessed Value: \$900,500                                |
| Taxes: \$228   Year: 2011    | Maintenance Fee: \$0          | Association Fee: \$0                                     |
| Flood Zone: Zone X           | Stories: Two                  | CPR: No                                                  |
| Condition: Average           | Parking: 2 Car, Carport       | <a href="#">Zoning</a> : 04 - R-7.5 Residential District |
| Close Price: \$800,000       | Close Date: 10-21-2011        | Financing: Conventional   Concessions:                   |
| Elementary: Manoa            | Middle School: Stevenson      | High School: Roosevelt                                   |

**Public Remarks:** Spacious 4 bedroom,2 bath with wood floors, large den, high ceilings and picture windows that frame peaceful valley views! Features multi-living options w/ separate entry, ample storage, a terraced back yard, an open kitchen with passthrough and more! Needs some updating, but worth the sweat equity! Your best intown value! **Sale Conditions:** \* [Photos](#), [History](#)

**Inclusions:** Drapes, Dryer, Range/Oven, Refrigerator, Solar Heater, Washer **Amenities:** Storage, Wall/Fence **Utilities:** Cable, Connected, Overhead Electricity, Water **Construction:** Single Wall **Lot Features:** Other **Floor:** Hardwood, Vinyl **Disclosures:** Property Disclosure Stmt **Land Recorded:** Dual Systems **Furnished:** None **Architectural Style:** Detach Single Family **Construction Materials:** Single Wall **Roof:** Composition **Flooring:** Hardwood,Vinyl **SecurityFeatures:** Key **Easements:** Other **Set Backs:** Of Record **Special Listing Conditions:** **Management Company:** Management Company **Phone:**

