

**1225 Rycroft Street, Honolulu 96814**

|                              |                                 |                                                          |
|------------------------------|---------------------------------|----------------------------------------------------------|
| Status: Sold                 | MLS#: <a href="#">202209485</a> | Parcel#: <a href="#">1-2-3-014-043-0000</a>              |
| List Price: \$1,300,000      | Original Price: \$1,300,000     | Price Change: \$0                                        |
| Beds: 12   Baths: 6/0        | Year Built: 1956                | Remodeled:                                               |
| Region: Metro                | Neighborhood: Ala Moana         | Building:                                                |
| Living Sq Ft: 3,456          | Other Sq Ft: 0                  | Total Sq Ft: 3,456                                       |
| Land Sq Ft: 3,917            | Land Tenure: FS - Fee Simple    | Lanai Sq Ft: 0                                           |
| Total Parking: 2             | Date Listed: 05-18-2022         | Days on Market: 10                                       |
| View: None                   | Frontage:                       | Type: Single Family                                      |
| Assessed Building: \$130,600 | Assessed Land: \$940,100        | Assessed Value: \$1,070,700                              |
| Taxes: \$312   Year: 2022    | Maintenance Fee: \$0            | Association Fee: \$0                                     |
| Flood Zone: Zone X           | Stories: Two                    | CPR: No                                                  |
| Condition: Average           | Parking: 2 Car, Street          | <a href="#">Zoning</a> : 12 - A-2 Medium Density Apartme |
| Close Price: \$1,700,000     | Close Date: 06-24-2022          | Financing: Cash   Concessions:                           |
| Elementary:                  | Middle School:                  | High School:                                             |

**Public Remarks:** Prime metro central location near Piikoi Street and Wal-Mart and across the street from Sheridan Community Park. This six-unit building is situated on a fenced corner lot and close to shops, schools, restaurants, businesses, banks, bus lines, major thoroughfares and freeway entrance. All six units have the same nice 2-bedroom/1-bath layout and each is separately metered for water and electricity. Three top-floor units with balcony and three ground-floor units with backyard. Five units are currently tenant-occupied - the sixth one was previously occupied by family but is now vacant and ready for upgrade. Shown by appointment only - please do not disturb tenants. (Also listed as Multi-Family, see MLS #202209484) Check out attached 3D virtual tour for Unit #1. **Sale Conditions:** None \* [Photos](#), [History](#)

**Inclusions:** AC Window Unit, Range/Oven, Refrigerator, Water Heater **Amenities:** Bedroom on 1st Floor, Entry, Full Bath on 1st Floor, Patio/Deck, Storage, Wall/Fence **Utilities:** Cable, Gas, Overhead Electricity, Public Water, Telephone **Construction:** Above Ground, Hollow Tile, Masonry/Stucco, Slab **Lot Features:** Clear **Floor:** Other **Disclosures:** Property Disclosure Stmt, See Remarks **Land Recorded:** Land Court **Furnished:** None **Architectural Style:** Multiple Dwellings **Construction Materials:** Above Ground, Hollow Tile, Masonry/Stucco, Slab **Roof:** Asphalt Shingle **Flooring:** Other **Security Features:** **Easements:** None **Set Backs:** C&C **Special Listing Conditions:** None **Management Company:** Lani Properties **Management Company Phone:** (808) 521-0081