# 1225 Rycroft Street, Honolulu 96814

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| Status: Sold | MLS#: **202209485** | Parcel#: **1-2-3-014-043-0000** |
| 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 | Maintenence Fee: $0 | Association Fee: $0 |
| Flood Zone: Zone X | Stories: Two | CPR: No |
| Condition: Average | Parking: 2 Car, Street | Zoning: 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 **SecurityFeatures:** **Easements:** None **Set Backs:** C&C **Special Listing Conditions:** None **Management Company:** Lani Properties **Management Company Phone:** (808) 521-0081



