

3622 Maunalei Avenue, Honolulu 96816

Status: Sold	MLS#: 202211004	Parcel#: 1-3-2-031-026-0000
List Price: \$1,192,000	Original Price: \$1,192,000	Price Change: \$0
Beds: 3 Baths: 2/0	Year Built: 1945	Remodeled: 2015
Region: Diamondhd	Neighborhood: Kaimuki	Building:
Living Sq Ft: 1,184	Other Sq Ft: 0	Total Sq Ft: 1,184
Land Sq Ft: 5,000	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 0
Total Parking: 2	Date Listed: 08-17-2022	Days on Market: 15
View: Diamond Head, Mountain, Sunrise, Sunset	Frontage:	Type: Single Family
Assessed Building: \$88,900	Assessed Land: \$900,000	Assessed Value: \$988,900
Taxes: \$288 Year: 2022	Maintenance Fee: \$0	Association Fee: \$0
Flood Zone: Zone X	Stories: One	CPR: No
Condition: Average	Parking: 1 Car, 3 Car+, Carport, Street	Zoning : 05 - R-5 Residential District
Close Price: \$1,190,000	Close Date: 11-23-2022	Financing: Conventional Concessions:
Elementary: Liholiho	Middle School: Kaimuki	High School: Kalani

Public Remarks: IN ESCROW as of 9/1/2022. Don't miss this opportunity! TWO detached homes in the Kaimuki neighborhood for investment and multi-family living. Land area: 5,000 sf + 1,579 sf driveway easement. FRONT home: 2/1 w/768 sf + carport and BACK home: 1/1 w/416 sf + NEWLY built carport. Homes are tenant occupied = rental income-\$2,600: @ \$1,700 and \$900. TWO separate 1 car carports and room to park more car(s). See Good-to-Know Information and more info in supplement file. Surrounded by Diamond Head Theatre/Hale Mohalu Hospital Care/Kapiolani Community College. And near to Kapaolono Park/Fort Ruger Market too. Maybe do ADU/Accessory Dwelling conversion of BACK home to increase interior size to 800 sf. Property has a driveway easement from rear lot: 3622-A Maunalei Ave. (a flag lot). This property sold recently and investor buyer will be building a 'new home'.
Sale Conditions: None * [Photos](#), [History](#)

Inclusions: Disposal, Range/Oven, Refrigerator, Water Heater **Amenities:** None **Utilities:** Cable, Connected, Internet, Overhead Electricity, Public Water, Sewer Fee **Construction:** Above Ground, Single Wall, Wood Frame **Lot Features:** Other **Floor:** Laminate **Disclosures:** Non Resident Owner, Pets Allowed (Verify), Property Disclosure Stmt, See Remarks **Land Recorded:** Regular System **Furnished:** None **Architectural Style:** 1 Bedroom Cottage, Detach Single Family, Multiple Dwellings **Construction Materials:** Above Ground, Single Wall, Wood Frame **Roof:** Composition, Other **Flooring:** Laminate **Security Features:** **Easements:** Driveway, Sewer **Set Backs:** C&C, Of Record **Special Listing Conditions:** None **Management Company:** Management Company **Phone:**