

1736 Gulick Avenue, Honolulu 96819

Status: Active Under Contract	MLS#: 202617744	Parcel#: 1-1-3-018-005-0000
List Price: \$1,190,000	Original Price: \$1,190,000	Price Change: \$0
Beds: 5 Baths: 3/0	Year Built: 2013	Remodeled:
Region: Metro	Neighborhood: Kalihi-lower	Building: Deprecated: str_replace(): Passing null to parameter #3 (\$subject) of type array string is deprecated in /home/oahure/public_html/PDF_Summary.php on line 122
Living Sq Ft: 3,707	Other Sq Ft: Deprecated: number_format(): Passing null to parameter #1 (\$num) of type float is deprecated in /home/oahure/public_html/PDF_Summary.php on line 126 0	Total Sq Ft: 3,707
Land Sq Ft: 4,556	Land Tenure: FS - Fee Simple	Lanai Sq Ft: Deprecated: number_format(): Passing null to parameter #1 (\$num) of type float is deprecated in /home/oahure/public_html/PDF_Summary.php on line 132 0
Total Parking: 4	Date Listed: 09-22-2026	Days on Market: 16
View: Garden, Mountain	Frontage: Deprecated: str_replace(): Passing null to parameter #3 (\$subject) of type array string is deprecated in /home/oahure/public_html/PDF_Summary.php on line 141	Type: Single Family
Assessed Building: \$640,700	Assessed Land: \$497,100	Assessed Value: \$1,137,800
Taxes: \$464 Year: 2026	Maintenance Fee: Deprecated: number_format(): Passing null to parameter #1 (\$num) of type float is deprecated in /home/oahure/public_html/PDF_Summary.php on line 151 \$0	Association Fee: \$0
Flood Zone: Zone X	Stories: Three+	CPR: No
Condition: Above Average	Parking: 3 Car+, Driveway	Zoning: 05 - R-5 Residential District
Elementary: Kalihi	Middle School: Dole	High School: Farrington

Public Remarks: Some homes are worth a second look, and this is one of them. A rare flag lot opportunity in Kalihi Valley, set on a private, less-traveled street with no rear neighbors. The home sits high above a gentle stream, outside any flood zone, framed by lush greenery visible from the top-floor primary suite and the kitchen while preparing meals. Newer construction offers 3,707 sf of flexible living space: currently 5 bedrooms and 3 baths, AND a ~700 sf multipurpose room, while the primary suite occupies the ENTIRE top floor and can be divided into more rooms if desired. A dedicated laundry room and a large storage room (convertible to a garage) add everyday function. Turn-key finishes throughout mean no renovation budget needed. Recent custom hardscaping and planters lend eye-catching curb appeal, and the back deck invites quiet evenings, while the yard, with some added effort, can become a fully fenced space built for entertaining. At roughly \$321/sf, well below typical costs for comparable in-town square footage, this is a rare chance to own a move-in ready home in town. Private yet centrally located and convenient to everything Honolulu has to offer, this home suits owner-occupants and investors alike. **Sale Conditions:** None * [Photos](#), [History](#)

Inclusions: Cable TV, Ceiling Fan, Dishwasher, Disposal, Dryer, Microwave Hood, Range/Oven, Refrigerator, Smoke Detector, Washer, Water Heater **Amenities:** Bedroom on 1st Floor, Full Bath on 1st Floor, Patio/Deck, Storage **Utilities:** Gas, Internet, Overhead Electricity, Public Water, Sewer Connection Req'd, Sewer Fee, Telephone, Underground Electricity **Construction:** Above Ground, Double Wall, Slab, Wood Frame **Lot Features:** Clear, Flag Lot **Floor:** Ceramic Tile, Vinyl **Disclosures:** Property Disclosure Stmt **Land Recorded:** Regular System **Furnished:** Unknown **Architectural Style:** Detach Single Family **Construction Materials:** Above Ground, Double Wall, Slab, Wood Frame **Roof:** Asphalt Shingle **Flooring:** Ceramic Tile, Vinyl **Security Features:** Key **Easements:** None **Set Backs:** C&C, Of Record **Special Listing Conditions:** None **Management Company:** Management Company **Phone:**