

**Diamond Head Hillside 3151 Monsarrat Avenue Unit 303, Honolulu 96815 \* Diamond Head Hillside \* \$490,000**

|                                                                |                                                   |                                |
|----------------------------------------------------------------|---------------------------------------------------|--------------------------------|
| Sold Price: \$480,000                                          | Sold Date: 07-19-2018                             | Sold Ratio: 98%                |
| Beds: <b>2</b>                                                 | MLS#: <b>201813780, FS</b>                        | Year Built: <b>1967</b>        |
| Bath: <b>1/0</b>                                               | Status: <b>Sold</b>                               | Remodeled:                     |
| Living Sq. Ft.: <b>628</b>                                     | List Date & DOM: <b>05-29-2018 &amp; 18</b>       | Total Parking: <b>1</b>        |
| Land Sq. Ft.: <b>18,034</b>                                    | Condition: <b>Average</b>                         | <a href="#">Assessed Value</a> |
| Lanai Sq. Ft.: <b>60</b>                                       | Frontage:                                         | Building: <b>\$320,400</b>     |
| Sq. Ft. Other: <b>0</b>                                        | Tax/Year: <b>\$120/2017</b>                       | Land: <b>\$105,800</b>         |
| Total Sq. Ft. <b>688</b>                                       | Neighborhood: <b>Diamond Head</b>                 | Total: <b>\$426,200</b>        |
| Maint./Assoc. <b>\$550 / \$0</b>                               | <a href="#">Flood Zone</a> : <b>Zone X - Tool</b> | Stories / CPR: <b>4-7 / No</b> |
| Parking: <b>Assigned, Open - 1</b>                             | Frontage:                                         |                                |
| <a href="#">Zoning</a> : <b>02 - R-20 Residential District</b> | View: <b>Diamond Head</b>                         |                                |

**Public Remarks:** Excellent location on the slope of Diamond Head with panoramic DH view. Surrounded by residential homes, close to restaurants, parks, college, zoo and Waikiki beach. Cool and quiet side of the building with laundry room on every floor. Tenant occupied til Jan. 2019. Selling in "AS IS" condition and transfer of existing rental lease. **Sale Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

| Address                                   | Price                     | Bd & Bth | Living / Avg. | Land   Avg.   | Lanai | Occ. | FL | DOM |
|-------------------------------------------|---------------------------|----------|---------------|---------------|-------|------|----|-----|
| <a href="#">3151 Monsarrat Avenue 303</a> | <a href="#">\$490,000</a> | 2 & 1/0  | 628   \$780   | 18,034   \$27 | 60    | 50%  | 3  | 18  |

| Address                                   | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|-------------------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">3151 Monsarrat Avenue 303</a> | \$120   \$550   \$0 | \$105,800     | \$320,400         | \$426,200      | 115%  | 1967 & NA        |

| Address                                   | Sold Price | Sold Date  | Sold Ratio | Original Ratio | Sold Terms |
|-------------------------------------------|------------|------------|------------|----------------|------------|
| <a href="#">3151 Monsarrat Avenue 303</a> | \$480,000  | 07-19-2018 | 98%        | 98%            | Cash       |

[3151 Monsarrat Avenue 303](#) - MLS#: [201813780](#) - Excellent location on the slope of Diamond Head with panoramic DH view. Surrounded by residential homes, close to restaurants, parks, college, zoo and Waikiki beach. Cool and quiet side of the building with laundry room on every floor. Tenant occupied til Jan. 2019. Selling in "AS IS" condition and transfer of existing rental lease. **Region:** Diamond Head **Neighborhood:** Diamond Head **Condition:** Average **Parking:** Assigned, Open - 1 **Total Parking:** 1 **View:** Diamond Head **Frontage:** **Pool:** **Zoning:** 02 - R-20 Residential District **Sale Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number