

**3058 Uaawa Place, Honolulu 96819 \*\* \$830,000 \* Originally \$1,050,000**

Beds: **7**      MLS#: **202225946, FS**      Year Built: **1960**  
 Bath: **3/1**      Status: **Pending**      Remodeled: **2019**  
 Living Sq. Ft.: **2,278**      List Date & DOM: **01-02-2023 & 66**      Total Parking: **2**  
 Land Sq. Ft.: **8,096**      Condition: **Fair, Needs Major Repair**      [Assessed Value](#)  
 Lanai Sq. Ft.: **0**      Frontage: **Other**      Building: **\$239,800**  
 Sq. Ft. Other: **400**      Tax/Year: **\$151/2023**      Land: **\$713,200**  
 Total Sq. Ft. **2,678**      Neighborhood: **Kalihi Valley**      Total: **\$953,000**  
 Maint./Assoc. **\$0 / \$0**      [Flood Zone](#): **Zone X - Tool**      Stories / CPR: **One / No**  
 Parking: **2 Car, Street**      Frontage: **Other**  
[Zoning](#): **04 - R-7.5 Residential District**      View: **Mountain, Sunrise**

**Public Remarks:** This huge Price Reduction is UNDER the appraisal report. SOLD "AS IS"- Unobstructed view of the beautiful and peaceful view of the mountain from the front of the property! This 7 bedroom, 3.1 bath, 2 parking is sold "AS IS", the property is a fixer upper, perfect for investors, a large family, or rental with separate entrances- The front home has 3 bed and 1.5 bath has been refreshed, bathtub and tiles were recently refinishing, polishing in 2023, vinyl flooring had been installed in one of the bedroom and the 2 guest rooms of the front home in 2019- New pipes, sewer had been installed in 2019. Flooring of the living room, kitchen and the back extension need to be replaced. The 4 bedroom and 2 bath extension in the back of the property is perfect for a large family with "in-law" a CARE HOME, with the ADA accessible or a separate rental with separate entrance. The flooring, the bathrooms, toilets in the extended portion need some TLC to make it a great living- Great location in Kalihi Valley, quiet neighborhood with peaceful view of the mountain and lush green! **Sale Conditions:** Short Sale **Schools:** [Kalihi Uka](#), [Dole](#), [Farrington](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	Lanai	Occ.	FL	DOM
<a href="#">3058 Uaawa Place</a>	<b>\$830,000</b>	7 & 3/1	2,278   \$364	8,096   \$103	0	0%	0	66

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">3058 Uaawa Place</a>	\$151   \$0   \$0	\$713,200	\$239,800	\$953,000	87%	1960 & 2019

[3058 Uaawa Place](#) - MLS#: [202225946](#) - Original price was \$1,050,000 - This huge Price Reduction is UNDER the appraisal report. SOLD "AS IS"- Unobstructed view of the beautiful and peaceful view of the mountain from the front of the property! This 7 bedroom, 3.1 bath, 2 parking is sold "AS IS", the property is a fixer upper, perfect for investors, a large family, or rental with separate entrances- The front home has 3 bed and 1.5 bath has been refreshed, bathtub and tiles were recently refinishing, polishing in 2023, vinyl flooring had been installed in one of the bedroom and the 2 guest rooms of the front home in 2019- New pipes, sewer had been installed in 2019. Flooring of the living room, kitchen and the back extension need to be replaced. The 4 bedroom and 2 bath extension in the back of the property is perfect for a large family with "in-law" a CARE HOME, with the ADA accessible or a separate rental with separate entrance. The flooring, the bathrooms, toilets in the extended portion need some TLC to make it a great living- Great location in Kalihi Valley, quiet neighborhood with peaceful view of the mountain and lush green! **Region:** Metro **Neighborhood:** Kalihi Valley **Condition:** Fair, Needs Major Repair **Parking:** 2 Car, Street **Total Parking:** 2 **View:** Mountain, Sunrise **Frontage:** Other **Pool:** None **Zoning:** 04 - R-7.5 Residential District **Sale Conditions:** Short Sale **Schools:** [Kalihi Uka](#), [Dole](#), [Farrington](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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