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

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|---|---|---|---|---|---|
| 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 |
|---|---|---|---|---|---|---|---|---|
| 3058 Uaawa Place | **$830,000** | 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 |
|---|---|---|---|---|---|---|
| 3058 Uaawa Place | $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