1989 9th Avenue, Honolulu 96816 * * \$998,000 * Originally \$1,100,000

Beds: 3 MLS#: 202325397, FS Year Built: 1964 Bath: 2/0 Status: Active Remodeled: Living Sq. Ft.: 880 List Date & DOM: 11-10-2023 & 185 Total Parking: 2 **Assessed Value** Land Sq. Ft.: **5,759** Condition: Fair Lanai Sq. Ft.: 0 Frontage: Other Building: \$129,900 Sq. Ft. Other: 461 Tax/Year: \$249/2023 Land: \$778,500 Total Sq. Ft. **1,341** Neighborhood: Palolo Total: \$908,400 Flood Zone: Zone X - Tool Stories / CPR: One / No Maint./Assoc. \$0 / \$0

Parking: 2 Car Frontage: Other
Zoning: 05 - R-5 Residential District View: Mountain

Public Remarks: Discover the opportunity to build your dream home at an affordable price with this exceptional property. When initially purchased, it was thoroughly inspected and found free of any termite damage, ensuring a solid and reliable structure as your foundation. The property has been further enhanced with new footings and a new sewer providing a robust base for any construction or renovation plans. Additionally, permits have already been applied for, offering a seamless transition for the new owner. This is an ideal chance for those looking to infuse their personal taste and style into a home. Whether you wish to tweak the existing design or completely transform it, this property offers the flexibility and potential to realize your unique vision. Embrace the freedom to create a space that truly reflects your preferences and lifestyle, all set on a solid, well-prepared foundation that promises longevity and peace of mind. Experience the charm of Kaimuki, a quintessential neighborhood where convenience meets lifestyle. **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
1989 9th Avenue	\$998,000	3 & 2/0	880 \$1,134	5,759 \$173	0	0%	0	185

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1989 9th Avenue	\$249 \$0 \$0	\$778,500	\$129,900	\$908,400	110%	1964 & NA

1989 9th Avenue - MLS#: 202325397 - Original price was \$1,100,000 - Discover the opportunity to build your dream home at an affordable price with this exceptional property. When initially purchased, it was thoroughly inspected and found free of any termite damage, ensuring a solid and reliable structure as your foundation. The property has been further enhanced with new footings and a new sewer providing a robust base for any construction or renovation plans. Additionally, permits have already been applied for, offering a seamless transition for the new owner. This is an ideal chance for those looking to infuse their personal taste and style into a home. Whether you wish to tweak the existing design or completely transform it, this property offers the flexibility and potential to realize your unique vision. Embrace the freedom to create a space that truly reflects your preferences and lifestyle, all set on a solid, well-prepared foundation that promises longevity and peace of mind. Experience the charm of Kaimuki, a quintessential neighborhood where convenience meets lifestyle. Region:
Diamond Head Neighborhood: Palolo Condition: Fair Parking: 2 Car Total Parking: 2 View: Mountain Frontage: Other Pool: None Zoning: 05 - R-5 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