## 1952 Dole Street, Honolulu 96822 \* \* \$1,055,000 \* Originally \$1,065,000

 Beds: 3
 MLS#: 202325556, FS
 Year Built: 1931

 Bath: 2/0
 Status: Cancelled
 Remodeled: 2023

 Living Sq. Ft.: 808
 List Date & DOM: 11-14-2023 & 175
 Total Parking: 3

Land Sq. Ft.: 2,399 Condition: Excellent, Above Assessed Value

 Lanai Sq. Ft.: 0
 Frontage:
 Building: \$80,800

 Sq. Ft. Other: 0
 Tax/Year: \$225/2023
 Land: \$890,000

 Total Sq. Ft. 808
 Neighborhood: Punahou
 Total: \$970,800

 Maint./Assoc. \$0 / \$0
 Flood Zone: Zone X - Tool
 Stories / CPR: One / No

Parking: 2 Car, Driveway, Street Frontage:

Zoning: 05 - R-5 Residential District View: None

**Public Remarks:** A Classic Hawaii home tailored for the current lifestyle of Honolulu. Ideally located within a stone's throw of Punahou Schools and the University of Hawaii at Manoa, this gem offers the perfect blend of convenience and comfort. One thing that sets this property apart is no HOA or maintenance fees, providing you with the freedom to enjoy your home on your terms. Step into a modernized kitchen that seamlessly combines functionality with contemporary design all completed with a quality in mind, not a "quick-flip". Two tiled walk-in showers add a touch of luxury combined with easy maintenance. Mature fruit trees thoughtfully placed around the quaint property use space well. The is in a prime location, ideal as a live-in investment option. Imagine the possibilities, reside in one room while renting out additional spaces to UH Manoa students or use it as a non-commute temporary home for those seeking proximity to Punahou, Maryknoll schools, and all that Honolulu has to offer. Home being sold as-is. **Sale Conditions:** None **Schools:** Lunalilo, Washington, Roosevelt \* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	Lanai	Occ.	FL	DOM
1952 Dole Street	<u>\$1,055,000</u>	3 & 2/0	808   \$1,306	2,399   \$440	0	0%	0	175

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1952 Dole Street	\$225   \$0   \$0	\$890,000	\$80,800	\$970,800	109%	1931 & 2023

1952 Dole Street - MLS#: 202325556 - Original price was \$1,065,000 - A Classic Hawaii home tailored for the current lifestyle of Honolulu. Ideally located within a stone's throw of Punahou Schools and the University of Hawaii at Manoa, this gem offers the perfect blend of convenience and comfort. One thing that sets this property apart is no HOA or maintenance fees, providing you with the freedom to enjoy your home on your terms. Step into a modernized kitchen that seamlessly combines functionality with contemporary design all completed with a quality in mind, not a "quick-flip". Two tiled walk-in showers add a touch of luxury combined with easy maintenance. Mature fruit trees thoughtfully placed around the quaint property use space well. The is in a prime location, ideal as a live-in investment option. Imagine the possibilities, reside in one room while renting out additional spaces to UH Manoa students or use it as a non-commute temporary home for those seeking proximity to Punahou, Maryknoll schools, and all that Honolulu has to offer. Home being sold as-is. Region: Metro Neighborhood: Punahou Condition: Excellent, Above Average Parking: 2 Car, Driveway, Street Total Parking: 3 View: None Frontage: Pool: None Zoning: 05 - R-5 Residential District Sale Conditions: None Schools: Lunalilo, Washington, Roosevelt \* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info