

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 Average	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	\$1,055,000	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](#) *
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DOM = Days on Market, Occ. = Occupancy, FL = Floor Number