1260 Richard Ln 1260 Richard Lane Unit 213, Honolulu 96819 * 1260 Richard Ln * \$314,000

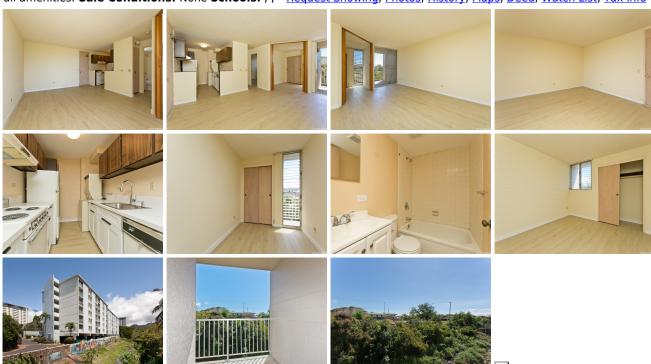
* Originally \$318,000

Beds: 2 MLS#: 202401755, FS Year Built: 1978 Bath: 1/0 Status: Active Remodeled: 2024 Living Sq. Ft.: 643 Total Parking: 1 List Date & DOM: 02-02-2024 & 98 Land Sq. Ft.: 0 Condition: Above Average **Assessed Value** Lanai Sq. Ft.: 60 Frontage: Building: \$238,100 Sa. Ft. Other: 0 Tax/Year: \$84/2023 Land: \$50,500 Total Sq. Ft. 703 Neighborhood: Kalihi-lower Total: \$288,600 Maint./Assoc. \$721 / \$0 Flood Zone: Zone AE - Tool Stories / CPR: One / No

Parking: Assigned, Covered - 1, Guest Frontage:

Zoning: 12 - A-2 Medium Density Apartme View: None

Public Remarks: SELLER CREDIT of \$5000 to Buyer. Welcome to this delightful and cozy residence nestled in Kalihi. Featuring 2 bedrooms and 1 full bath, along with a generously sized lanai area, it's an ideal retreat for those seeking comfort and convenience. With recent upgrades including new vinyl flooring, water heater, toilet, bathroom vanity, and partial kitchen upgrades including new countertops and lower cabinets, this home is move-in ready. Perfect for both homeowners and investors alike, this fee-simple 2-bedroom unit includes one assigned covered parking stall beneath the building, as well as washer and dryer hook-ups within the unit. Ample guest parking, on-site management, and a secure building provide peace of mind. Conveniently situated near shopping centers, military bases, schools, major bus lines, and freeway access, commuting is a breeze. Whether you're running errands or exploring the vibrant metro Honolulu area, this location offers easy access to all amenities. **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
1260 Richard Lane 213	\$314,000	2 & 1/0	643 \$488	0 \$inf	60	73%	2	98

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1260 Richard Lane 213	\$84 \$721 \$0	\$50,500	\$238,100	\$288,600	109%	1978 & 2024

1260 Richard Lane 213 - MLS#: 202401755 - Original price was \$318,000 - SELLER CREDIT of \$5000 to Buyer. Welcome to this delightful and cozy residence nestled in Kalihi. Featuring 2 bedrooms and 1 full bath, along with a generously sized lanai area, it's an ideal retreat for those seeking comfort and convenience. With recent upgrades including new vinyl flooring, water heater, toilet, bathroom vanity, and partial kitchen upgrades including new countertops and lower cabinets, this home is move-in ready. Perfect for both homeowners and investors alike, this fee-simple 2-bedroom unit includes one assigned covered parking stall beneath the building, as well as washer and dryer hook-ups within the unit. Ample guest parking, on-site management, and a secure building provide peace of mind. Conveniently situated near shopping centers, military bases, schools, major bus lines, and freeway access, commuting is a breeze. Whether you're running errands or exploring the vibrant metro Honolulu area, this location offers easy access to all amenities. Region: Metro Neighborhood: Kalihi-lower Condition: Above Average Parking: Assigned, Covered - 1, Guest Total Parking: 1 View: None Frontage: Pool: Zoning: 12 - A-2 Medium Density Apartme Sale Conditions: None Schools: , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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