## 1756 Gulick Avenue Unit B, Honolulu 96819 \* \* \$950,000 \* Originally \$975,000

 Beds: 4
 MLS#: 202403728, FS
 Year Built: 1970

 Bath: 2/1
 Status: Active
 Remodeled:

 Living Sq. Ft.: 1,534
 List Date & DOM: 02-16-2024 & 100
 Total Parking: 3

Land Sq. Ft.: **4,973**Condition: Above Average, Assessed Value

 Lanai Sq. Ft.: 0
 Frontage:
 Building: \$350,000

 Sq. Ft. Other: 0
 Tax/Year: \$292/2023
 Land: \$650,000

 Total Sq. Ft. 1,534
 Neighborhood: Kalihi-lower
 Total: \$1,000,000

 Maint./Assoc. \$75 / \$0
 Flood Zone: Zone AEF - Tool
 Stories / CPR: One / Yes

Parking: **3 Car+, Carport Zoning: 05 - R-5 Residential District**Frontage:

View: **None** 

**Public Remarks:** Ideal for multi-family living or rental potential!!! The main home is a 3 bed, 1.5 bath home with high vaulted ceilings, large windows, and move-in ready condition. There is a "bonus room" attached with a separate entrance, wet bar, and its own bathroom. This home was once a part of 1.77 acre lot; however, the newly approved 9-parcel CPR allows this home to be on the market for the first time! The best of both worlds being centrally located next to H-1 and Likelike, while the mature trees and cool breezes gives it a tranquil feel. Don't wait, see today!!! **Sale Conditions:** None **Schools:** Kalihi Waena, Dole, Farrington \* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	Lanai	Occ.	FL	DOM
1756 Gulick Avenue B	\$950,000	4 & 2/1	1,534   \$619	4,973   \$191	0	0%	0	100

Address	I I ax I Maint. I Ass. I			Assessed Total	Ratio	Year & Remodeled
1756 Gulick Avenue B	\$292   \$75   \$0	\$650,000	\$350,000	\$1,000,000	95%	1970 & NA

1756 Gulick Avenue B - MLS#: 202403728 - Original price was \$975,000 - Ideal for multi-family living or rental potential!!!

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