1260 Richard Ln 1260 Richard Lane Unit B318, Honolulu 96819 * 1260 Richard Ln *

\$330,000

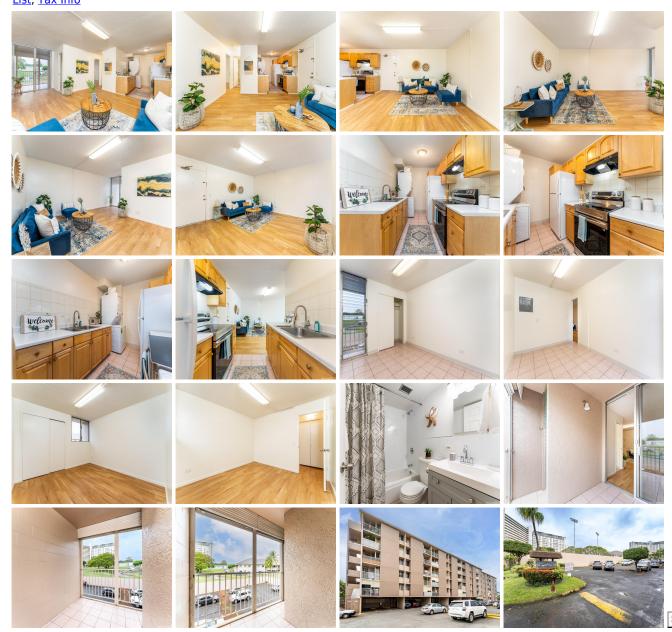
Beds: 2 MLS#: 202403898, FS Year Built: 1978 Status: Active Under Bath: 1/0 Remodeled: 2024 Contract Living Sq. Ft.: 643 List Date & DOM: 03-15-2024 & 57 Total Parking: 1 <u>Assessed Value</u> Land Sq. Ft.: 0 Condition: Average Lanai Sq. Ft.: 0 Frontage: Building: **\$238,800** Sq. Ft. Other: 0 Tax/Year: \$42/2023 Land: \$50.500

Total Sq. Ft. **643** Neighborhood: **Kalihi-lower** Total: **\$289,300** Maint./Assoc. **\$721 / \$0** Flood Zone: **Zone AE,Zo - Tool** Stories / CPR: **4-7 / No**

Parking: **Assigned, Guest, Open - 1** Frontage:

Zoning: 12 - A-2 Medium Density Apartme View: Mountain

Public Remarks: Newly renovated & move-in ready, 2-bedroom and 1-bath unit with outdoor lanai space, and one deeded parking stall. Upgrades include new vinyl plank flooring, new paint, new bathroom remodel, new range/oven and washer/dryer! Unit also features its own main water shut off valve located in the unit. Building is secured and requires FOB to enter the building and elevator. There is also additional deeded storage to the unit. Guest parking is available and there's an abundance of markets and eateries that are in close proximity. Please stop by our first open house this Sunday, 3/17 from 2-5 PM! **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 |
|------------------------|-----------|----------|---------------|-------------|-------|------|----|-----|
| 1260 Richard Lane B318 | \$330,000 | 2 & 1/0 | 643 \$513 | 0 \$inf | 0 | 72% | 3 | 57 |

| Address | Tax Maint. Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|------------------------|---------------------|------------------|----------------------|-------------------|-------|---------------------|
| 1260 Richard Lane B318 | \$42 \$721 \$0 | \$50,500 | \$238,800 | \$289,300 | 114% | 1978 & 2024 |

1260 Richard Lane B318 - MLS#: 202403898 - Newly renovated & move-in ready, 2-bedroom and 1-bath unit with outdoor lanai space, and one deeded parking stall. Upgrades include new vinyl plank flooring, new paint, new bathroom remodel, new range/oven and washer/dryer! Unit also features its own main water shut off valve located in the unit. Building is secured and requires FOB to enter the building and elevator. There is also additional deeded storage to the unit. Guest parking is available and there's an abundance of markets and eateries that are in close proximity. Please stop by our first open house this Sunday, 3/17 from 2-5 PM! Region: Metro Neighborhood: Kalihi-lower Condition: Average Parking: Assigned, Guest, Open - 1 Total Parking: 1 View: Mountain Frontage: Pool: Zoning: 12 - A-2 Medium Density Apartme Sale Conditions: None Schools: Kalihi Waena, Dole, Farrington * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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