<u>na 1974 Judd Hill</u>	<mark>side Road Unit A, Honolul</mark>	<u>lu 96822</u> * na * \$1,650,000
Beds: 2	MLS#: 20240679	99, FS Year Built: 1987
Bath: 2/0	Status: Active	Remodeled:
Living Sq. Ft.: 1,216	List Date & DOM: 04-19-202	24 & 28 Total Parking: 1
Land Sq. Ft.: 5,658	Condition: Above Ave	verage <u>Assessed Value</u>
Lanai Sq. Ft.: 0	Frontage:	Building: \$414,000
Sq. Ft. Other: 0	Tax/Year: \$371/2024	4 Land: \$1,233,800
Total Sq. Ft. 1,216	Neighborhood: Judd Hillsi	side Total: \$1,647,800
Maint./Assoc. \$0 / \$25	Flood Zone: Zone X - T	Tool Stories / CPR: One / No
Parking: Carport	I	Frontage:
Zoning: 03 - R10 - Reside	ential District	View: Coastline, Diamond Head, Ocean

Public Remarks: If you've been looking at 2-bedroom condos, consider this terrific alternative on desirable Judd Hillside Road at the entrance to Manoa. This two bedroom, two bath, detached single family home with parking for one car shares a CPR lot with only one other house. There's no maintenance fee and just an annual Judd Hillside Community Association fee of \$300 (subject to change, of course). You won't find that in a high-rise condo! The rooms are spacious; the great room is bright and airy. You can see Diamond Head, Rocky Hill, the ocean and coastline. There's wonderful closet and storage space in the bedrooms, baths, kitchen, and hallway. The home has been well cared for by the original owner and is move-in ready. Or, bring your interior design and landscaping ideas and make it fabulous. Located in the Noelani Elementary School district and minutes to the University of Hawaii-Manoa, Punahou School, Mid-Pacific Institute and other private schools, and Kapiolani Medical Center. Make this your home-sweet-home today! Sold "As Is". Please park on the road; do not drive up the driveway. **Sale Conditions:** None **Schools:** <u>Noelani</u>, <u>Stevenson</u>, <u>Roosevelt</u> * <u>Request Showing</u>, <u>Photos</u>, <u>History</u>, <u>Maps</u>, <u>Deed</u>, <u>Watch List</u>, <u>Tax Info</u>



Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
1974 Judd Hillside Road A	<u>\$1,650,000</u>	2 & 2/0	1,216 \$1,357	5,658 \$292	0	100%	1	28

Address	Tax Maint. Ass.	Assessed Land		Assessed Total	Ratio	Year & Remodeled
1974 Judd Hillside Road A	\$371 \$0 \$25	\$1,233,800	\$414,000	\$1,647,800	100%	1987 & NA

1974 Judd Hillside Road A - MLS#: 202406799 - If you've been looking at 2-bedroom condos, consider this terrific alternative on desirable Judd Hillside Road at the entrance to Manoa. This two bedroom, two bath, detached single family home with parking for one car shares a CPR lot with only one other house. There's no maintenance fee and just an annual Judd Hillside Community Association fee of \$300 (subject to change, of course). You won't find that in a high-rise condo! The rooms are spacious; the great room is bright and airy. You can see Diamond Head, Rocky Hill, the ocean and coastline. There's wonderful closet and storage space in the bedrooms, baths, kitchen, and hallway. The home has been well cared for by the original owner and is move-in ready. Or, bring your interior design and landscaping ideas and make it fabulous. Located in the Noelani Elementary School district and minutes to the University of Hawaii-Manoa, Punahou School, Mid-Pacific Institute and other private schools, and Kapiolani Medical Center. Make this your home-sweet-home today! Sold "As Is". Please park on the road; do not drive up the driveway. **Region:** Metro **Neighborhood:** Judd Hillside **Condition:** Above Average **Parking:** Carport **Total Parking:** 1 **View:** Coastline, Diamond Head, Ocean **Frontage: Pool: Zoning:** 03 - R10 - Residential District **Sale Conditions:** None **Schools:** <u>Noelani</u>, <u>Stevenson</u>, <u>Roosevelt</u> * <u>Request Showing</u>, <u>Photos</u>, <u>History</u>, <u>Maps</u>, <u>Deed</u>, <u>Watch List</u>, <u>Tax Info</u>

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