

1040 Kinau 1040 Kinau Street Unit 807, Honolulu 96814 * 1040 Kinau * \$410,000 ***Originally \$425,000**

Beds: 2	MLS#: 202407044, FS	Year Built: 1974
Bath: 1/0	Status: Active Under Contract	Remodeled: 2017
Living Sq. Ft.: 541	List Date & DOM: 03-28-2024 & 48	Total Parking: 1
Land Sq. Ft.: 18,731	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 33	Frontage: Other	Building: \$309,100
Sq. Ft. Other: 0	Tax/Year: \$110/2023	Land: \$67,700
Total Sq. Ft. 574	Neighborhood: Makiki Area	Total: \$376,800
Maint./Assoc. \$0 / \$693	Flood Zone : Zone X - Tool	Stories / CPR: 8-14 / No
Parking: Assigned, Covered - 1	Frontage: Other	
Zoning : 12 - A-2 Medium Density Apartme	View: Mountain, Sunrise, Sunset	

Public Remarks: Compact size 2 Bedroom / 1 Bathroom on the 8th floor with 1 covered parking stall located in Makiki. Unit features washer & dryer, open lanai, and corner end unit with brilliant colors of city light views and H1 freeway. This building is VA approved and a 2.75% VA Assumable Loan is being offered. Condo building offers roof-top pool, seating deck, and a dedicated grass area for pets. One of the ONLY PET FRIENDLY buildings. Excellent starter home or investment property that is conveniently located near freeway, University of Hawaii, Waikiki, Ala Moana Shopping Center, Blaisdell Arena, and other essentials. HOA includes water and sewer. **Sale Conditions:** None **Schools:** [Kaahumanu](#), [Washington](#), [Mckinley](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
1040 Kinau Street 807	\$410,000	2 & 1/0	541 \$758	18,731 \$22	33	65%	8	48

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1040 Kinau Street 807	\$110 \$0 \$693	\$67,700	\$309,100	\$376,800	109%	1974 & 2017

[1040 Kinau Street 807](#) - MLS#: [202407044](#) - Original price was \$425,000 - Compact size 2 Bedroom / 1 Bathroom on the 8th floor with 1 covered parking stall located in Makiki. Unit features washer & dryer, open lanai, and corner end unit with brilliant colors of city light views and H1 freeway. This building is VA approved and a 2.75% VA Assumable Loan is being offered. Condo building offers roof-top pool, seating deck, and a dedicated grass area for pets. One of the ONLY PET FRIENDLY buildings. Excellent starter home or investment property that is conveniently located near freeway, University of Hawaii, Waikiki, Ala Moana Shopping Center, Blaisdell Arena, and other essentials. HOA includes water and sewer. **Region:** Metro **Neighborhood:** Makiki Area **Condition:** Above Average **Parking:** Assigned, Covered - 1 **Total Parking:** 1 **View:** Mountain, Sunrise, Sunset **Frontage:** Other **Pool:** **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** [Kaahumanu](#), [Washington](#), [Mckinley](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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