740 Naakea Place, Honolulu 96825 * * \$1,650,000 * Originally \$1,690,000

 Beds: 3
 MLS#: 202407372, FS
 Year Built: 1969

 Bath: 2/0
 Status: Active
 Remodeled: 2024

 Living Sq. Ft.: 1,981
 List Date & DOM: 04-01-2024 & 47
 Total Parking: 6

Land Sq. Ft.: **8,481**Condition: Excellent, Above Assessed Value

 Lanai Sq. Ft.: 0
 Frontage:
 Building: \$504,400

 Sq. Ft. Other: 0
 Tax/Year: \$435/2023
 Land: \$1,126,900

 Total Sq. Ft. 1,981
 Neighborhood: Mariners Cove
 Total: \$1,631,300

 Maint./Assoc. \$0 / \$43
 Flood Zone: Zone D - Tool
 Stories / CPR: One / No

Parking: **3 Car+, Garage Zoning: 04 - R-7.5 Residential District**Frontage:

View: **None**

Public Remarks: Remodeled detached house in Mariner's Cove. Renovation in 2024 include new vinyl plank floor throughout, new sliding door, new primary bathroom, new interior & exterior paint. Open floor plan with vaulted ceiling. large 9 ft deep swimming pool (480 sf) and vegetable garden in the back yard. Well maintained landscaped garden by the driveway, in the back yard, and by the pool with sprinkler system. Mariner's Cove association fee is \$257 semi-annually, sewer fee is \$150 every 2 months. The actual interior living area does not match the tax record. More photos will be uploaded soon! **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 |
|------------------|--------------------|----------|---------------|---------------|-------|------|----|-----|
| 740 Naakea Place | <u>\$1,650,000</u> | 3 & 2/0 | 1,981 \$833 | 8,481 \$195 | 0 | 0% | 0 | 47 |

| Address | I I AX I MAINT. I ASS. | Assessed Land | | Assessed Total | Ratio | Year & Remodeled |
|------------------|------------------------|------------------|-----------|-------------------|-------|---------------------|
| 740 Naakea Place | \$435 \$0 \$43 | \$1,126,900 | \$504,400 | \$1,631,300 | 101% | 1969 & 2024 |

740 Naakea Place - MLS#: 202407372 - Original price was \$1,690,000 - Remodeled detached house in Mariner's Cove. Renovation in 2024 include new vinyl plank floor throughout, new sliding door, new primary bathroom, new interior & exterior paint. Open floor plan with vaulted ceiling. large 9 ft deep swimming pool (480 sf) and vegetable garden in the back yard. Well maintained landscaped garden by the driveway, in the back yard, and by the pool with sprinkler system. Mariner's Cove association fee is \$257 semi-annually, sewer fee is \$150 every 2 months. The actual interior living area does not match the tax record. More photos will be uploaded soon! **Region:** Hawaii Kai **Neighborhood:** Mariners Cove **Condition:** Excellent, Above Average **Parking:** 3 Car+, Garage **Total Parking:** 6 **View:** None **Frontage: Pool:** In Ground **Zoning:** 04 - R-7.5 Residential District **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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