

1203 Ukana Street, Honolulu 96818 ** \$1,175,000

Beds: 5	MLS#: 202407416, FS	Year Built: 1960
Bath: 3/0	Status: Active Under Contract	Remodeled:
Living Sq. Ft.: 2,306	List Date & DOM: 04-06-2024 & 4	Total Parking: 3
Land Sq. Ft.: 5,000	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 128	Frontage:	Building: \$272,800
Sq. Ft. Other: 0	Tax/Year: \$153/2023	Land: \$780,000
Total Sq. Ft. 2,434	Neighborhood: Aliamanu	Total: \$1,052,800
Maint./Assoc. \$0 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: Two / No
Parking: 3 Car+	Frontage:	
Zoning : 05 - R-5 Residential District	View: City, Garden, Mountain	

Public Remarks: Amazing opportunity awaiting you. This meticulously kept SFH on split level features a spacious wrap around yard with a matured mango tree in the back that holds plenty of yummy fruit right now. The downstairs and upstairs can be individually accessed, making this a possibility of multi generational living or simply added privacy. Ground level floor is equipped with 2 bedrooms, full bath and a wet bar. Upstairs is well lit showcasing an expansive living and dining area, leading to a large lanai allowing for unobstructed 180 degrees city views. There are 3 beds and 2 baths on top floor that are generous in size. The living area seamlessly flows into the expansive kitchen, where culinary dreams come to life. Indulge in year-round comfort with the dual benefits of split and central air conditioning systems. Three plus parking spaces right in front of home. 30 owned PV panels installed, as well as solar water heater. We proudly present this stunning SFH that is truly turn-key ready. Some photos are virtually modified / enhanced. **Sale Conditions:** None **Schools:** [Aliamanu](#), [Aliamanu](#), [Radford](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
1203 Ukana Street	\$1,175,000	5 & 3/0	2,306 \$510	5,000 \$235	128	0%	0	4

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1203 Ukana Street	\$153 \$0 \$0	\$780,000	\$272,800	\$1,052,800	112%	1960 & NA

1203 Ukana Street - MLS#: **202407416** - Amazing opportunity awaiting you. This meticulously kept SFH on split level features a spacious wrap around yard with a matured mango tree in the back that holds plenty of yummy fruit right now. The downstairs and upstairs can be individually accessed, making this a possibility of multi generational living or simply added privacy. Ground level floor is equipped with 2 bedrooms, full bath and a wet bar. Upstairs is well lit showcasing an expansive living and dining area, leading to a large lanai allowing for unobstructed 180 degrees city views. There are 3 beds and 2 baths on top floor that are generous in size. The living area seamlessly flows into the expansive kitchen, where culinary dreams come to life. Indulge in year-round comfort with the dual benefits of split and central air conditioning systems. Three plus parking spaces right in front of home. 30 owned PV panels installed, as well as solar water heater. We proudly present this stunning SFH that is truly turn-key ready. Some photos are virtually modified / enhanced. **Region:** Metro **Neighborhood:** Aliamanu **Condition:** Above Average **Parking:** 3 Car+ **Total Parking:** 3 **View:** City, Garden, Mountain **Frontage Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** [Aliamanu](#), [Aliamanu](#), [Radford](#)
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DOM = Days on Market, Occ. = Occupancy, FL = Floor Number