

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](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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