1351 13th Avenue, Honolulu 96816 * * \$999,000 * Originally \$1,088,000

Beds: 2 MLS#: 202408266, FS Year Built: 1938 Bath: 1/0 Status: Active Remodeled: Living Sq. Ft.: 735 List Date & DOM: 04-15-2024 & 32 Total Parking: 2 Assessed Value Land Sq. Ft.: 3,330 Condition: Average Lanai Sq. Ft.: 245 Frontage: Building: \$70,200 Sq. Ft. Other: 0 Tax/Year: \$237/2024 Land: \$870,700 Total Sq. Ft. 980 Neighborhood: Wilhelmina Total: \$940,900 Maint./Assoc. \$0 / \$0 Flood Zone: Zone X - Tool Stories / CPR: One / No

Parking: **2 Car, Carport** Frontage:

Zoning: 05 - R-5 Residential District View: **Garden**

Public Remarks: Situated at the base of Wilhelmina Rise with Kaimuki eateries, coffee shops, boutique stores, and outdoor spaces just a few blocks away, this charming 2-bed, 1-bath detached cottage is a perfect starter home or retirement option! Don't let the interior square footage fool you...a large covered lanai wraps around one side of the home and adds so much more usable space for entertaining. With your finishing touches to the kitchen and bathroom, everything will be complete! There is ample storage in the spacious carport with an option for a workshop and a closed in laundry area in the rear. The home sits back from the street and is nestled in the middle of a very cozy and quiet neighborhood. (Bedroom count does not match tax records). Open House Sunday 5/19 2pm to 5pm. **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
1351 13th Avenue	\$999,000	2 & 1/0	735 \$1,359	3,330 \$300	245	0%	0	32

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Assessed Rational		Year & Remodeled	
1351 13th Avenue	\$237 \$0 \$0	\$870,700	\$70,200	\$940,900	106%	1938 & NA	

1351 13th Avenue - MLS#: 202408266 - Original price was \$1,088,000 - Situated at the base of Wilhelmina Rise with Kaimuki eateries, coffee shops, boutique stores, and outdoor spaces just a few blocks away, this charming 2-bed, 1-bath detached cottage is a perfect starter home or retirement option! Don't let the interior square footage fool you...a large covered lanai wraps around one side of the home and adds so much more usable space for entertaining. With your finishing touches to the kitchen and bathroom, everything will be complete! There is ample storage in the spacious carport with an option for a workshop and a closed in laundry area in the rear. The home sits back from the street and is nestled in the middle of a very cozy and quiet neighborhood. (Bedroom count does not match tax records). Open House Sunday 5/19 2pm to 5pm. Region: Diamond Head Neighborhood: Wilhelmina Condition: Average Parking: 2 Car, Carport Total Parking: 2 View: Garden Frontage: Pool: None Zoning: 05 - R-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