

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 & 31	Total Parking: 2
Land Sq. Ft.: 3,330	Condition: Average	Assessed Value
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	31

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	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