2454 Kanealii Avenue, Honolulu 96813 * $779,000

Sold Price:	$850,000	Sold Date:	08-02-2018	Sold Ratio:	109%
Beds:	**3**	MLS#:	**201812041, FS**	Year Built:	**1932**
Bath:	**1/0**	Status:	**Sold**	Remodeled:	
Living Sq. Ft.:	**814**	List Date & DOM:	**05-04-2018** & **13**	Total Parking:	**3**
Land Sq. Ft.:	**5,000**	Condition:	**Average, Fair**	Assessed Value	
Lanai Sq. Ft.:	**66**	Frontage:		Building:	**$79,400**
Sq. Ft. Other:	**704**	Tax/Year:	**$200/2018**	Land:	**$716,900**
Total Sq. Ft.	**1,584**	Neighborhood:	**Pauoa Valley**	Total:	**$796,300**
Maint./Assoc.	**$0 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**Basement, One / No**

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

Zoning: **07 - R-3.5 Residential District** View: **Garden, Mountain**

Public Remarks: PAUOA VALLEY CHARMER in LEVEL PART of the VALLEY...EXTREMELY CONVENIENT LOCATION in CLASSIC KAMAAINA FAMILY NEIGHBORHOOD for the KEIKIS. HIGH CEILINGS and HARDWOOD FLOORS waiting to RESTORE or BUILD w/ YOUR PERSONAL TOUCH!!! MINUTES to DOWNTOWN/ FREEWAY/ SCHOOLS/ BUS STOP/ BOOTH PARK swimming pool, gym & basketball courts.....PRICED UNDER TAX VALUE!!! **Sale Conditions:** None **Schools:** Pauoa, Kawananakoa, Roosevelt * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
2454 Kanealii Avenue	$779,000	3 & 1/0	814 | $957	5,000 | $156	13

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2454 Kanealii Avenue	$200 | $0 | $0	$716,900	$79,400	$796,300	98%	1932 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
2454 Kanealii Avenue	$850,000	08-02-2018	109%	109%	Conventional

2454 Kanealii Avenue - MLS#: 201812041 - PAUOA VALLEY CHARMER in LEVEL PART of the VALLEY...EXTREMELY CONVENIENT LOCATION in CLASSIC KAMAAINA FAMILY NEIGHBORHOOD for the KEIKIS. HIGH CEILINGS and HARDWOOD FLOORS waiting to RESTORE or BUILD w/ YOUR PERSONAL TOUCH!!! MINUTES to DOWNTOWN/ FREEWAY/ SCHOOLS/ BUS STOP/ BOOTH PARK swimming pool, gym & basketball courts.....PRICED UNDER TAX VALUE!!! **Region:** Metro **Neighborhood:** Pauoa Valley **Condition:** Average, Fair **Parking:** 2 Car, Carport, Driveway, Street **Total Parking:** 3 **View:** Garden, Mountain **Frontage: Pool:** None **Zoning:** 07 - R-3.5 Residential District **Sale Conditions:** None **Schools:** Pauoa, Kawananakoa, Roosevelt * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market