

820 12th Avenue Unit B, Honolulu 96816 * \$975,000 * Originally \$1,040,000

Sold Price: \$920,000	Sold Date: 12-19-2018	Sold Ratio: 94%
Beds: 3	MLS#: 201819046, FS	Year Built: 1951
Bath: 1/1	Status: Sold	Remodeled:
Living Sq. Ft.: 1,096	List Date & DOM: 07-24-2018 & 119	Total Parking: 4
Land Sq. Ft.: 5,000	Condition: Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$122,600
Sq. Ft. Other: 0	Tax/Year: \$236/2017	Land: \$685,300
Total Sq. Ft. 1,096	Neighborhood: Kaimuki	Total: \$807,900
Maint./Assoc. \$0 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: Basement, One / No
Parking: 3 Car+	Frontage:	
Zoning : 05 - R-5 Residential District	View: City	

Public Remarks: PRICE REDUCED! Please take a look at this clean, ready to be occupied Kaimuki home with great potential for your renovation ideas. Located at the end of a quiet cul de sac with nice City Views. Lots of renovation work already done. Electrical wiring and Plumbing lines renovated in 2014. The exterior of the house was repainted in 2018. New retaining wall on Diamond Head side was built in 2017. Also has a 480sf pool that was drained and covered, but could be converted back to functionality. **Sale Conditions:** None **Schools:** [Liholiho](#), [Kaimuki](#), [Kalani](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
820 12th Avenue B	\$975,000	3 & 1/1	1,096 \$890	5,000 \$195	119

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
820 12th Avenue B	\$236 \$0 \$0	\$685,300	\$122,600	\$807,900	121%	1951 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
820 12th Avenue B	\$920,000	12-19-2018	94%	88%	Conventional 4000

[820 12th Avenue B](#) - MLS#: [201819046](#) - Original price was \$1,040,000 - PRICE REDUCED! Please take a look at this clean, ready to be occupied Kaimuki home with great potential for your renovation ideas. Located at the end of a quiet cul de sac with nice City Views. Lots of renovation work already done. Electrical wiring and Plumbing lines renovated in 2014. The exterior of the house was repainted in 2018. New retaining wall on Diamond Head side was built in 2017. Also has a 480sf pool that was drained and covered, but could be converted back to functionality. **Region:** Diamond Head **Neighborhood:** Kaimuki **Condition:** Average **Parking:** 3 Car+ **Total Parking:** 4 **View:** City **Frontage:** Pool: In Ground, Plaster **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** [Liholiho](#), [Kaimuki](#), [Kalani](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market