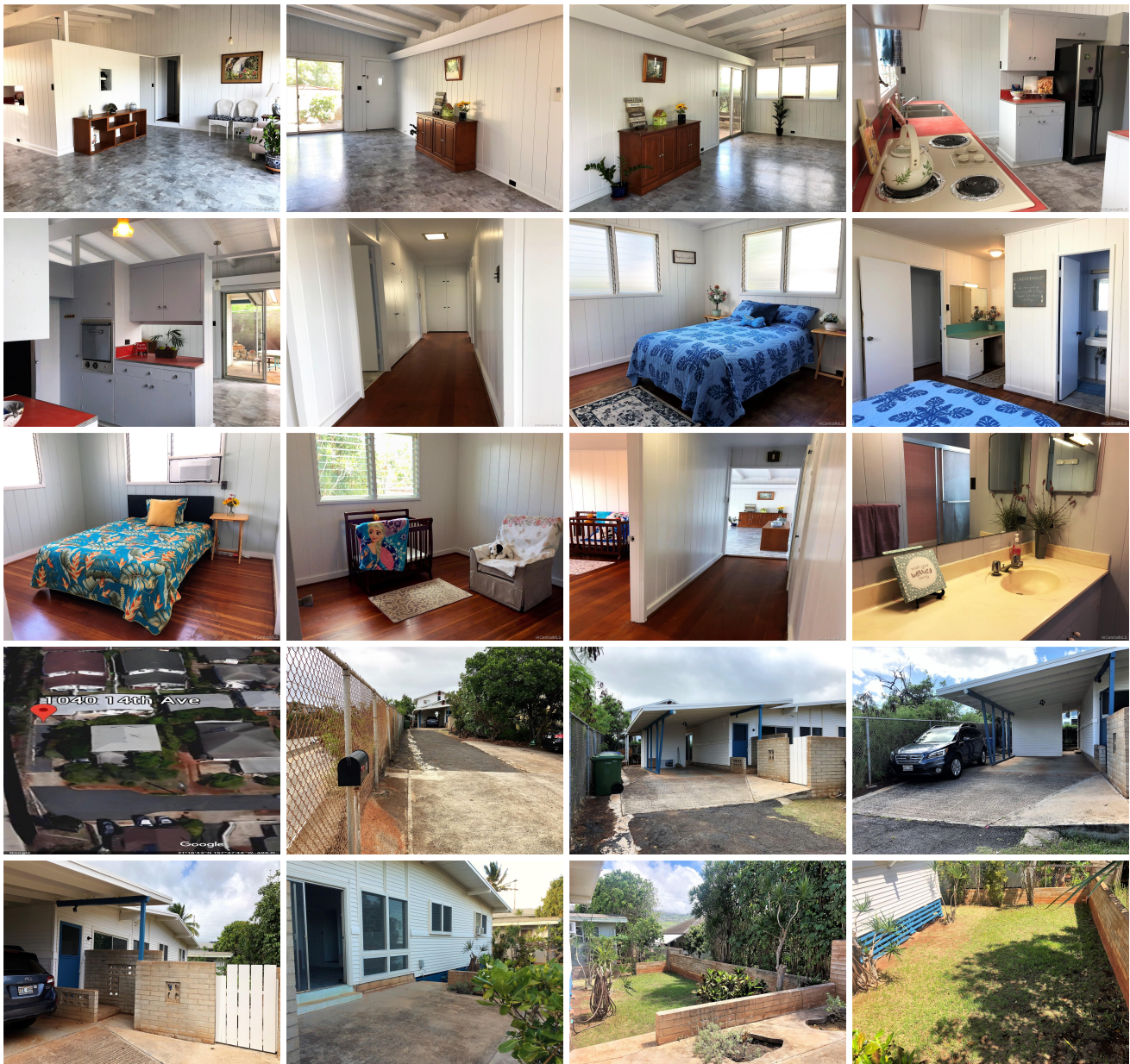


1040 14th Avenue, Honolulu 96816 * \$748,000

Sold Price: \$765,000	Sold Date: 02-15-2019	Sold Ratio: 102%
Beds: 3	MLS#: <u>201900032</u>, FS	Year Built: 1959
Bath: 1/1	Status: Sold	Remodeled:
Living Sq. Ft.: 1,222	List Date & DOM: 01-03-2019 & 12	Total Parking: 1
Land Sq. Ft.: 5,076	Condition: Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage: Other	Building: \$117,600
Sq. Ft. Other: 0	Tax/Year: \$212/2019	Land: \$608,800
Total Sq. Ft. 1,222	Neighborhood: Kaimuki	Total: \$726,400
Maint./Assoc. \$0 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: One / No
Parking: 1 Car, Carport, Driveway	Frontage: Other	
Zoning : 05 - R-5 Residential District	View: City	

Public Remarks: Tired of wasting time and gas with long commutes, but thought that you couldn't afford a house in town? Now you can with this affordable home in Kaimuki. The purchase and renovation costs will likely be less than the typical \$1 million home in Kaimuki. Ask your lender about renovation loan programs. A new 30,000 BTU split AC makes the home cool and quiet. It's ideal for entertaining with an open floor plan that combines the living room, dining, and kitchen into one great room. Exposed beam ceilings add to the appeal of this home. Close to Kaimuki's business district, library, schools, Kahala Mall, bus line and quick access to freeways. COMPLETED: Title search, survey, fumigation (4-year transferable warranty). See photo captions for further info. Property tax shown based on 0 home exemp. **Sale Conditions:** None **Schools:** , , * [Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info](#)





Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
1040 14th Avenue	\$748,000	3 & 1/1	1,222 \$612	5,076 \$147	12

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1040 14th Avenue	\$212 \$0 \$0	\$608,800	\$117,600	\$726,400	103%	1959 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1040 14th Avenue	\$765,000	02-15-2019	102%	102%	Conventional

[1040 14th Avenue](#) - MLS#: [201900032](#) - Tired of wasting time and gas with long commutes, but thought that you couldn't afford a house in town? Now you can with this affordable home in Kaimuki. The purchase and renovation costs will likely be less than the typical \$1 million home in Kaimuki. Ask your lender about renovation loan programs. A new 30,000 BTU split AC makes the home cool and quiet. It's ideal for entertaining with an open floor plan that combines the living room, dining, and kitchen into one great room. Exposed beam ceilings add to the appeal of this home. Close to Kaimuki's business district, library, schools, Kahala Mall, bus line and quick access to freeways. COMPLETED: Title search, survey, fumigation (4-year transferable warranty). See photo captions for further info. Property tax shown based on 0 home exemp. **Region:** Diamond Head **Neighborhood:** Kaimuki **Condition:** Average **Parking:** 1 Car, Carport, Driveway **Total Parking:** 1 **View:** City **Frontage:** Other **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