

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

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

**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
<a href="#">1040 14th Avenue</a>	<a href="#">\$748,000</a>	3 & 1/1	1,222   \$612	5,076   \$147	12

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

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
<a href="#">1040 14th Avenue</a>	\$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