

**2535 Klebahn Place, Honolulu 96817 \* \$825,000**

Sold Price: \$880,000	Sold Date: 04-29-2019	Sold Ratio: 107%
Beds: <b>4</b>	MLS#: <b><u>201905924</u>, FS</b>	Year Built: <b>1951</b>
Bath: <b>2/1</b>	Status: <b>Sold</b>	Remodeled:
Living Sq. Ft.: <b>1,372</b>	List Date & DOM: <b>03-05-2019 &amp; 9</b>	Total Parking: <b>3</b>
Land Sq. Ft.: <b>5,048</b>	Condition: <b>Average, Fair</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>196</b>	Frontage:	Building: <b>\$159,000</b>
Sq. Ft. Other: <b>716</b>	Tax/Year: <b>\$240/2018</b>	Land: <b>\$782,500</b>
Total Sq. Ft. <b>2,284</b>	Neighborhood: <b>Nuuanu Area</b>	Total: <b>\$941,500</b>
Maint./Assoc. <b>\$0 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone X - <u>Tool</u></b>	Stories / CPR: <b>Basement, One / No</b>
Parking: <b>3 Car+, Carport, Driveway, Street</b>	Frontage:	
<a href="#">Zoning</a> : <b>05 - R-5 Residential District</b>	View: <b>Garden, Mountain</b>	

**Public Remarks:** Location, Location, Location! Close to town, good schools, & freeway access. Easy walk to bus stops too via a special walking path & across a quaint footbridge. Four children & many years have sped by. Original owner amidst a neighborhood of original owner families in this cul-de-sac is sad about leaving, but looks forward to allowing another family the opportunity to get to know her neighbors of 68 years .. the best neighbors any one can have! The home does need new appliances & half bath needs repair, but it will be very worth it! Original hard wood floors were covered with carpeting when that became the fashion. Yes...They were preserved & now are ready for refinishing. With the age of the home & the Owner, Seller makes no warranties & requests Buyer to do their own due diligence. **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="#">2535 Klebahn Place</a>	<a href="#">\$825,000</a>	4 & 2/1	1,372   \$601	5,048   \$163	9

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">2535 Klebahn Place</a>	\$240   \$0   \$0	\$782,500	\$159,000	\$941,500	88%	1951 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
<a href="#">2535 Klebahn Place</a>	\$880,000	04-29-2019	107%	107%	Conventional

**2535 Klebahn Place** - MLS#: [201905924](#) - Location, Location, Location! Close to town, good schools, & freeway access. Easy walk to bus stops too via a special walking path & across a quaint footbridge. Four children & many years have sped by. Original owner amidst a neighborhood of original owner families in this cul-de-sac is sad about leaving, but looks forward to allowing another family the opportunity to get to know her neighbors of 68 years .. the best neighbors any one can have! The home does need new appliances & half bath needs repair, but it will be very worth it! Original hard wood floors were covered with carpeting when that became the fashion. Yes...They were preserved & now are ready for refinishing. With the age of the home & the Owner, Seller makes no warranties & requests Buyer to do their own due diligence. **Region:** Metro

**Neighborhood:** Nuuanu Area **Condition:** Average, Fair **Parking:** 3 Car+, Carport, Driveway, Street **Total Parking:** 3

**View:** Garden, Mountain **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