

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

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

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
2535 Klebahn Place	\$825,000	4 & 2/1	1,372 \$601	5,048 \$163	9

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2535 Klebahn Place	\$240 \$0 \$0	\$782,500	\$159,000	\$941,500	88%	1951 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
2535 Klebahn Place	\$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