

2420 Gardenia Street, Honolulu 96816 * \$610,000 * Originally \$675,000

Sold Price: \$610,000	Sold Date: 09-23-2019	Sold Ratio: 100%
Beds: 2	MLS#: <u>201908881</u>, FS	Year Built: 1950
Bath: 1/1	Status: Sold	Remodeled:
Living Sq. Ft.: 932	List Date & DOM: 06-12-2019 & 60	Total Parking: 1
Land Sq. Ft.: 5,130	Condition: Needs Major Repair	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$106,700
Sq. Ft. Other: 28	Tax/Year: \$181/2018	Land: \$591,500
Total Sq. Ft. 960	Neighborhood: Palolo	Total: \$698,200
Maint./Assoc. \$0 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: One / No
Parking: 1 Car	Frontage:	
Zoning : 05 - R-5 Residential District	View: Diamond Head, Mountain	

Public Remarks: Ugly Duckling house in a beautiful Upper Palolo neighborhood features a Diamond Head-ocean view. The house itself is in rough shape, but the surrounding homes are lovely and rarely come on the market. There's a big level back yard with lots of citrus and bananas. Bring your contractor and some imagination. Room count differs from tax record. **MUST BE A CASH TRANSACTION** because knob and tube wiring is present. Will you be the one to turn this ugly duckling into a beautiful swan? **Sale Conditions:** None **Schools:** [Palolo](#), [Jarrett](#), [Kaimuki](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)





Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
2420 Gardenia Street	\$610,000	2 & 1/1	932 \$655	5,130 \$119	60

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2420 Gardenia Street	\$181 \$0 \$0	\$591,500	\$106,700	\$698,200	87%	1950 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
2420 Gardenia Street	\$610,000	09-23-2019	100%	90%	Conventional

[2420 Gardenia Street](#) - MLS#: [201908881](#) - Original price was \$675,000 - Ugly Duckling house in a beautiful Upper Palolo neighborhood features a Diamond Head-ocean view. The house itself is in rough shape, but the surrounding homes are lovely and rarely come on the market. There's a big level back yard with lots of citrus and bananas. Bring your contractor and some imagination. Room count differs from tax record. MUST BE A CASH TRANSACTION because knob and tube wiring is present. Will you be the one to turn this ugly duckling into a beautiful swan? **Region:** Diamond Head **Neighborhood:** Palolo **Condition:** Needs Major Repair **Parking:** 1 Car **Total Parking:** 1 **View:** Diamond Head, Mountain **Frontage:** **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** [Palolo](#), [Jarrett](#), [Kaimuki](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market