

**2512 Klebahn Place, Honolulu 96817 \* \$749,000 \* Originally \$799,000**

|   |   |  |
|---|---|--|
| Sold Price: \$710,000   | Sold Date: 07-24-2019                             | Sold Ratio: 95%                        |
| Beds: <b>2</b>  | MLS#: <b>201910319, FS</b>                        | Year Built: <b>1951</b>                |
| Bath: <b>1/0</b>  | Status: <b>Sold</b>                               | Remodeled:                             |
| Living Sq. Ft.: <b>1,226</b>                                  | List Date & DOM: <b>04-11-2019 &amp; 39</b>       | Total Parking: <b>2</b>                |
| Land Sq. Ft.: <b>5,400</b>                                    | Condition: <b>Average</b>                         | <a href="#">Assessed Value</a>         |
| Lanai Sq. Ft.: <b>0</b>                                       | Frontage:   | Building: <b>\$29,700</b>              |
| Sq. Ft. Other: <b>0</b>                                       | Tax/Year: <b>\$241/2019</b>                       | Land: <b>\$796,100</b>                 |
| Total Sq. Ft. <b>1,226</b>                                    | Neighborhood: <b>Nuuanu Area</b>                  | Total: <b>\$825,800</b>                |
| Maint./Assoc. <b>\$0 / \$0</b>                                | <a href="#">Flood Zone</a> : <b>Zone X - Tool</b> | Stories / CPR: <b>Split Level / No</b> |
| Parking: <b>2 Car</b>   | Frontage:   |  |
| <a href="#">Zoning</a> : <b>05 - R-5 Residential District</b> | View: <b>Mountain</b>                             |  |

**Public Remarks:** Live in town and feel like you're in the country on a quiet, dead end road with no traffic. One of the lowest priced homes in the Nuuanu area! Lots of room to grow with huge potential; bring your contractor to fix up or build your custom dream home right in town. You'll love the quiet and peaceful neighborhood with gentle island breezes. Avoid the hassle and frustration of sitting in traffic and enjoy more free time with your family with a stress free life. Ideal for medical professionals and downtown businessmen (get to work in 10 minutes!). **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="#">2512 Klebahn Place</a> | <b>\$749,000</b> | 2 & 1/0  | 1,226   \$611 | 5,400   \$139 | 39  |

| Address                            | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|------------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">2512 Klebahn Place</a> | \$241   \$0   \$0   | \$796,100     | \$29,700          | \$825,800      | 91%   | 1951 & NA        |

| Address                            | Sold Price | Sold Date  | Sold Ratio | Original Ratio | Sold Terms |
|------------------------------------|------------|------------|------------|----------------|------------|
| <a href="#">2512 Klebahn Place</a> | \$710,000  | 07-24-2019 | 95%        | 89%            | Cash       |

[2512 Klebahn Place](#) - MLS#: [201910319](#) - Original price was \$799,000 - Live in town and feel like you're in the country on a quiet, dead end road with no traffic. One of the lowest priced homes in the Nuuanu area! Lots of room to grow with huge potential; bring your contractor to fix up or build your custom dream home right in town. You'll love the quiet and peaceful neighborhood with gentle island breezes. Avoid the hassle and frustration of sitting in traffic and enjoy more free time with your family with a stress free life. Ideal for medical professionals and downtown businessmen (get to work in 10 minutes!). **Region:** Metro **Neighborhood:** Nuuanu Area **Condition:** Average **Parking:** 2 Car **Total Parking:** 2 **View:** 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