

**1260 St Louis Drive Unit A, Honolulu 96816 \* \$850,000 \* Originally \$875,000**

Sold Price: \$815,000      Sold Date: 09-13-2019      Sold Ratio: 96%  
 Beds: **2**      MLS#: **201916971, FS**      Year Built: **1952**  
 Bath: **2/0**      Status: **Sold**      Remodeled: **2007**  
 Living Sq. Ft.: **1,260**      List Date & DOM: **06-11-2019 & 45**      Total Parking: **2**  
 Land Sq. Ft.: **6,384**      Condition: **Above Average**      [Assessed Value](#)  
 Lanai Sq. Ft.: **0**      Frontage:      Building: **\$149,200**  
 Sq. Ft. Other: **0**      Tax/Year: **\$249/2019**      Land: **\$705,700**  
 Total Sq. Ft. **1,260**      Neighborhood: **St. Louis**      Total: **\$854,900**  
 Maint./Assoc. **\$0 / \$0**      [Flood Zone](#): **Zone X - Tool**      Stories / CPR: **Two / No**  
 Parking: **2 Car, Driveway, Street**      Frontage:  
 Zoning: **05 - R-5 Residential District**      View: **City, Garden, Mountain**

**Public Remarks:** Great location in town. A tranquil environment snuggled between UH & Chaminade. Duplex home - top floor has 2 bedrooms and 1 full bathroom with a large lanai for outdoor dining and entertaining. Hardwood floors, granite countertop, and stainless steel appliances. The bottom level is a large studio with 2 full bathrooms and a separate entrance. Polished concrete flooring for easy maintenance. The studio is great for guests or additional income. 2-3 tandem parking stalls. 2 walk-in storage units. 3 mango trees, 1 avocado tree, 1 Jabong tree. Walking distance to eateries, public park, community pool, and schools. Conveniently located and ready to be moved in. St Louis charm without the long drive to the top. View Large Professional Photos at <http://bit.ly/2XPYXcs> **Sale Conditions:** None **Schools:** [Hokulani](#), [Jarrett](#), [Kaimuki](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	DOM
<a href="#">1260 St Louis Drive A</a>	<b>\$850,000</b>	2 & 2/0	1,260   \$675	6,384   \$133	45

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">1260 St Louis Drive A</a>	\$249   \$0   \$0	\$705,700	\$149,200	\$854,900	99%	1952 & 2007

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
<a href="#">1260 St Louis Drive A</a>	\$815,000	09-13-2019	96%	93%	Conventional

[1260 St Louis Drive A](#) - MLS#: [201916971](#) - Original price was \$875,000 - Great location in town. A tranquil environment snuggled between UH & Chaminade. Duplex home - top floor has 2 bedrooms and 1 full bathroom with a large lanai for outdoor dining and entertaining. Hardwood floors, granite countertop, and stainless steel appliances. The bottom level is a large studio with 2 full bathrooms and a separate entrance. Polished concrete flooring for easy maintenance. The studio is great for guests or additional income. 2-3 tandem parking stalls. 2 walk-in storage units. 3 mango trees, 1 avocado tree, 1 Jabong tree. Walking distance to eateries, public park, community pool, and schools. Conveniently located and ready to be moved in. St Louis charm without the long drive to the top. View Large Professional Photos at <http://bit.ly/2XPYXcs> **Region:** Diamond Head **Neighborhood:** St. Louis **Condition:** Above Average **Parking:** 2 Car, Driveway, Street **Total Parking:** 2 **View:** City, Garden, Mountain **Frontage:** **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** [Hokulani](#), [Jarrett](#), [Kaimuki](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market