

763 12th Avenue, Honolulu 96816 * \$789,600

Sold Price: \$944,475	Sold Date: 08-29-2019	Sold Ratio: 120%
Beds: 9	MLS#: 201919437, FS	Year Built: 1937
Bath: 2/1	Status: Sold	Remodeled:
Living Sq. Ft.: 2,524	List Date & DOM: 07-10-2019 & 14	Total Parking: 0
Land Sq. Ft.: 6,447	Condition: Fair, Needs Major Repair	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$100,000
Sq. Ft. Other: 0	Tax/Year: \$386/2018	Land: \$915,800
Total Sq. Ft. 2,524	Neighborhood: Kaimuki	Total: \$1,015,800
Maint./Assoc. \$0 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: Basement, Two / No
Parking: Driveway	Frontage:	
Zoning : 05 - R-5 Residential District	View: City, Mountain, Ocean, Sunset	

Public Remarks: Excellent opportunity for you to buy a 9 bedroom house near Diamond Head at an affordable price. Tax records show house is approximately 2542 square feet. it has 3 bedrooms one bathroom upstairs and 6 bedrooms (no closets) and 1 1/2 bathrooms downstairs with separate entrances. Both levels have a large Kitchen. Needs major repair but this is an excellent opportunity for the right person to purchase the home to rent, live in. or flip **Sale Conditions:** Lender Sale
Schools: , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
763 12th Avenue	\$789,600	9 & 2/1	2,524 \$313	6,447 \$122	14

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
763 12th Avenue	\$386 \$0 \$0	\$915,800	\$100,000	\$1,015,800	78%	1937 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
763 12th Avenue	\$944,475	08-29-2019	120%	120%	Conventional

[763 12th Avenue](#) - MLS#: [201919437](#) - Excellent opportunity for you to buy a 9 bedroom house near Diamond Head at an affordable price. Tax records show house is approximately 2542 square feet. it has 3 bedrooms one bathroom upstairs and 6 bedrooms (no closets) and 1 1/2 bathrooms downstairs with separate entrances. Both levels have a large Kitchen. Needs major repair but this is an excellent opportunity for the right person to purchase the home to rent, live in. or flip **Region:** Diamond Head **Neighborhood:** Kaimuki **Condition:** Fair, Needs Major Repair **Parking:** Driveway **Total Parking:** 0 **View:** City, Mountain, Ocean, Sunset **Frontage:** Pool: None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** Lender Sale
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DOM = Days on Market