

1088 Kaumoku Street, Honolulu 96825 * \$1,028,000 * Originally \$1,088,000

Sold Price: \$995,000	Sold Date: 03-11-2020	Sold Ratio: 97%
Beds: 3	MLS#: 201925962, FS	Year Built: 1975
Bath: 2/0	Status: Sold	Remodeled:
Living Sq. Ft.: 1,612	List Date & DOM: 09-10-2019 & 134	Total Parking: 2
Land Sq. Ft.: 9,071	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage: Preservation	Building: \$194,100
Sq. Ft. Other: 0	Tax/Year: \$288/2018	Land: \$992,900
Total Sq. Ft. 1,612	Neighborhood: Mariners Ridge	Total: \$1,187,000
Maint./Assoc. \$225 / \$0	Flood Zone : Zone D - Tool	Stories / CPR: Split Level / No
Parking: 2 Car, Garage, Street	Frontage: Preservation	
Zoning : 05 - R-5 Residential District	View: Coastline, Marina/Canal, Mountain, Ocean, Sunset	

Public Remarks: WOW! WELCOME HOME to your private sanctuary with million dollar views! Come live among the trees in this spectacular custom built home. It's like living in a TREE HOUSE nestled into the lush tropical foliage. Enjoy the unique features of the home which include loft style bedrooms and covered lanais on every floor. High ceilings and large windows fill the home with natural sunlight. The house is freshly painted inside and outside and new wall to wall carpeting was installed. The large master suite has a generous walk in closet. Mariner's Ridge Association \$225 annual fee. Other: Private Sewer Hawaii American Water \$67 monthly, \$134 bi-monthly billing. The sale includes the CBP Home Warranty which transfers to the buyers at closing with no additional costs. **Sale Conditions:** None **Schools:** [Hahaione](#), [Niu Valley](#), [Kaiser](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
1088 Kaumoku Street	\$1,028,000	3 & 2/0	1,612 \$638	9,071 \$113	134

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1088 Kaumoku Street	\$288 \$225 \$0	\$992,900	\$194,100	\$1,187,000	87%	1975 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1088 Kaumoku Street	\$995,000	03-11-2020	97%	91%	Conventional

[1088 Kaumoku Street](#) - MLS#: [201925962](#) - Original price was \$1,088,000 - WOW! WELCOME HOME to your private sanctuary with million dollar views! Come live among the trees in this spectacular custom built home. It's like living in a TREE HOUSE nestled into the lush tropical foliage. Enjoy the unique features of the home which include loft style bedrooms and covered lanais on every floor. High ceilings and large windows fill the home with natural sunlight. The house is freshly painted inside and outside and new wall to wall carpeting was installed. The large master suite has a generous walk in closet. Mariner's Ridge Association \$225 annual fee. Other: Private Sewer Hawaii American Water \$67 monthly, \$134 bi-monthly billing. The sale includes the CBP Home Warranty which transfers to the buyers at closing with no additional costs. **Region:** Hawaii Kai **Neighborhood:** Mariners Ridge **Condition:** Above Average **Parking:** 2 Car, Garage, Street **Total Parking:** 2 **View:** Coastline, Marina/Canal, Mountain, Ocean, Sunset **Frontage:** Preservation **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** [Hahaione](#), [Niu Valley](#), [Kaiser](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market