

2572 Watson Place, Honolulu 96817 * \$730,000

Sold Price: \$800,000	Sold Date: 11-21-2019	Sold Ratio: 110%
Beds: 3	MLS#: 201926988, FS	Year Built: 1954
Bath: 2/0	Status: Sold	Remodeled: 1961
Living Sq. Ft.: 1,335	List Date & DOM: 09-24-2019 & 9	Total Parking: 2
Land Sq. Ft.: 4,856	Condition: Fair	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$61,500
Sq. Ft. Other: 0	Tax/Year: \$124/2019	Land: \$787,400
Total Sq. Ft. 1,335	Neighborhood: Nuuanu Area	Total: \$848,900
Maint./Assoc. \$0 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: One / No
Parking: 2 Car, Carport	Frontage:	
Zoning : 05 - R-5 Residential District	View: Mountain	

Public Remarks: Fantastic opportunity for a single family home just minutes from downtown Honolulu. Single level, 3 bedroom, 2 bath home on level lot in quiet cul de sac in Nuuanu. Large, permitted master bedroom with accessible shower. 28 owned photovoltaic (PV) panels. Upgraded electrical and roof. A little bit of love will make this the perfect home for you and your ohana. **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
2572 Watson Place	\$730,000	3 & 2/0	1,335 \$547	4,856 \$150	9

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2572 Watson Place	\$124 \$0 \$0	\$787,400	\$61,500	\$848,900	86%	1954 & 1961

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
2572 Watson Place	\$800,000	11-21-2019	110%	110%	Conventional

[2572 Watson Place](#) - MLS#: [201926988](#) - Fantastic opportunity for a single family home just minutes from downtown Honolulu. Single level, 3 bedroom, 2 bath home on level lot in quiet cul de sac in Nuuanu. Large, permitted master bedroom with accessible shower. 28 owned photovoltaic (PV) panels. Upgraded electrical and roof. A little bit of love will make this the perfect home for you and your ohana. **Region:** Metro **Neighborhood:** Nuuanu Area **Condition:** Fair **Parking:** 2 Car, Carport **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