1055 Kalihiwai Place, Honolulu 96825 * \$1,425,000

Sold Price: \$1,368,750 Sold Date: 07-08-2020 Sold Ratio: 96% Beds: 5 MLS#: 202000039, FS Year Built: 1984 Bath: 3/0 Status: Sold Remodeled: 2012 List Date & DOM: **01-03-2020** & **136** Total Parking: 2 Living Sq. Ft.: 2,460

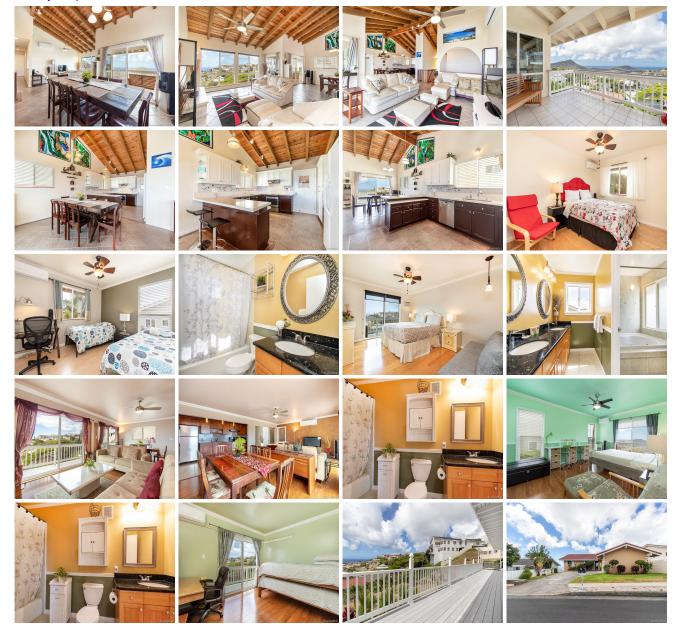
Condition: Above Average, Excellent Land Sq. Ft.: 9,177 **Assessed Value**

Lanai Sq. Ft.: 388 Frontage: Building: \$304,900 Sq. Ft. Other: 0 Tax/Year: \$351/2019 Land: \$979,200 Total Sq. Ft. 2,848 Neighborhood: Mariners Ridge Total: \$1,284,100 Maint./Assoc. **\$0 / \$19** Flood Zone: Zone D - Tool Stories / CPR: Two / No

Parking: 2 Car, Driveway, Garage, Street Frontage:

View: Coastline, Marina/Canal, Mountain, Ocean **Zoning: 05 - R-5 Residential District**

Public Remarks: NEW LISTING!! Feels like a single-level home combined with SPECTACULAR panoramic, unobstructed, ocean, shoreline, marina, and Koko Head views!! Located in the highly coveted Mariner's Ridge, enter the main level of this nicely maintained 5 bdrm/3 bath home directly from the garage to 3 bdrm/2 baths, an open kitchen, large picture windows, and 2 lanais from which to enjoy the spectacular views. The lower level features 2 bdrm/1 bathroom with a wet bar, large outdoor deck, and a separate entry, perfect for extended family living. Other features include a beautifully custom landscaped back yard, vaulted ceilings, an owned PV system, lots of extra storage on the bottom level, and outdoor decks located on each level, perfectly suited for indoor/outdoor entertaining. Conveniently located near shopping, beaches, and restaurants. DON'T MISS THIS RARE GEM! 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 |
|----------------------|-------------|----------|---------------|---------------|-----|
| 1055 Kalihiwai Place | \$1,425,000 | 5 & 3/0 | 2,460 \$579 | 9,177 \$155 | 136 |

| Address | Tax Maint. Ass. | | | Assessed Total | Ratio | Year & Remodeled |
|----------------------|---------------------|-----------|-----------|-------------------|-------|---------------------|
| 1055 Kalihiwai Place | \$351 \$0 \$19 | \$979,200 | \$304,900 | \$1,284,100 | 111% | 1984 & 2012 |

| Address | Sold Price | Sold Date | Sold Ratio | Original Ratio | Sold Terms |
|----------------------|-------------|------------|------------|----------------|--------------|
| 1055 Kalihiwai Place | \$1,368,750 | 07-08-2020 | 96% | 96% | Conventional |

1055 Kalihiwai Place - MLS#: 202000039 - NEW LISTING!! Feels like a single-level home combined with SPECTACULAR panoramic, unobstructed, ocean, shoreline, marina, and Koko Head views!! Located in the highly coveted Mariner's Ridge, enter the main level of this nicely maintained 5 bdrm/3 bath home directly from the garage to 3 bdrm/2 baths, an open kitchen, large picture windows, and 2 lanais from which to enjoy the spectacular views. The lower level features 2 bdrm/1 bathroom with a wet bar, large outdoor deck, and a separate entry, perfect for extended family living. Other features include a beautifully custom landscaped back yard, vaulted ceilings, an owned PV system, lots of extra storage on the bottom level, and outdoor decks located on each level, perfectly suited for indoor/outdoor entertaining. Conveniently located near shopping, beaches, and restaurants. DON'T MISS THIS RARE GEM! Region: Hawaii Kai Neighborhood: Mariners Ridge Condition: Above Average, Excellent Parking: 2 Car, Driveway, Garage, Street Total Parking: 2 View: Coastline, Marina/Canal, Mountain, Ocean Frontage: 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