

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
Living Sq. Ft.: 2,460	List Date & DOM: 01-03-2020 & 136	Total Parking: 2
Land Sq. Ft.: 9,177	Condition: Above Average, Excellent	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:	
Zoning : 05 - R-5 Residential District	View: Coastline, Marina/Canal, Mountain, Ocean	

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 Land	Assessed Building	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

<p>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</p>					
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DOM = Days on Market