## 1618 Wilhelmina Rise, Honolulu 96816 \* \$799,000

 Sold Price: \$760,000
 Sold Date: 03-25-2020
 Sold Ratio: 95%

 Beds: 2
 MLS#: 202000494, FS
 Year Built: 1940

 Bath: 1/0
 Status: Sold
 Remodeled:

Living Sq. Ft.: **777** List Date & DOM: **01-09-2020** & **35** Total Parking: **2** 

Land Sq. Ft.: **3,310**Condition: Above Average, Average

Assessed Value

 Lanai Sq. Ft.: 0
 Frontage:
 Building: \$145,600

 Sq. Ft. Other: 0
 Tax/Year: \$250/2020
 Land: \$710,500

 Total Sq. Ft. 777
 Neighborhood: Wilhelmina
 Total: \$856,100

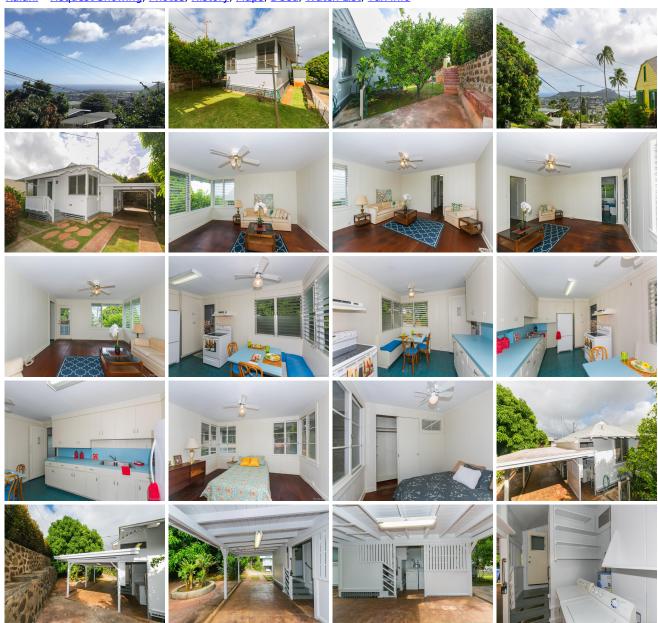
 Maint./Assoc. \$0 / \$0
 Flood Zone: Zone X - Tool
 Stories / CPR: One / No

Parking: Street 1 Car, 2 Car, Carport, Driveway, Frontage:

Street

Zoning: 05 - R-5 Residential District View: City, Coastline, Diamond Head, Garden, Ocean

**Public Remarks:** This property is a well preserved home reminiscent of a bygone golden Hawaiian era. Super charming & very lovingly cared for home. Great alternative to condo living for the price & located in a desirable neighborhood! Spacious living room with views of Diamond Head-Kahala area. Wood floors in living room & bedrooms. Wonderful eat-in kitchen with a built-in dining area. Original fixtures intact, this home is in move-in condition. Mature hedges, mango & lime trees, rock walls & inviting outdoor spaces. Freshly painted inside & out. Roof replaced in 2016. Termite Fumigation in 2019. Electrical system & plumbing updated sometime ago. One car carport with driveway. Additional parking on-site is possible & street parking too. Wonderful proximity to dining, recreation, universities & downtown. **Sale Conditions:** None **Schools:** Waialae, Kaimuki, Kalani \* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info







Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	DOM
1618 Wilhelmina Rise	\$799,000	2 & 1/0	777   \$1,028	3,310   \$241	35

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1618 Wilhelmina Rise	\$250   \$0   \$0	\$710,500	\$145,600	\$856,100	93%	1940 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1618 Wilhelmina Rise	\$760,000	03-25-2020	95%	95%	Conventional

1618 Wilhelmina Rise - MLS#: 202000494 - This property is a well preserved home reminiscent of a bygone golden Hawaiian era. Super charming & very lovingly cared for home. Great alternative to condo living for the price & located in a desirable neighborhood! Spacious living room with views of Diamond Head-Kahala area. Wood floors in living room & bedrooms. Wonderful eat-in kitchen with a built-in dining area. Original fixtures intact, this home is in move-in condition. Mature hedges, mango & lime trees, rock walls & inviting outdoor spaces. Freshly painted inside & out. Roof replaced in 2016. Termite Fumigation in 2019. Electrical system & plumbing updated sometime ago. One car carport with driveway. Additional parking on-site is possible & street parking too. Wonderful proximity to dining, recreation, universities & downtown. Region: Diamond Head Neighborhood: Wilhelmina Condition: Above Average, Average Parking: 1 Car, 2 Car, Carport, Driveway, Street Total Parking: 2 View: City, Coastline, Diamond Head, Garden, Ocean Frontage: Pool: None Zoning: 05 - R-5 Residential District Sale Conditions: None Schools: Waialae, Kaimuki, Kalani \* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market