569 Kaumakani Street, Honolulu 96825 * $988,000 * Originally $997,000

Beds:	**4**	MLS#:	**202001250, FS**	Year Built:	**1966**
Bath:	**3/0**	Status:	**In Escrow Not Showing**	Remodeled:	**2019**
Living Sq. Ft.:	**1,737**	List Date & DOM:	**01-17-2020** & **22**	Total Parking:	**4**
Land Sq. Ft.:	**5,640**	Condition:	**Above Average**	Assessed Value	
Lanai Sq. Ft.:	**0**	Frontage:		Building:	**$169,800**
Sq. Ft. Other:	**0**	Tax/Year:	**$236/2019**	Land:	**$721,000**
Total Sq. Ft.	**1,737**	Neighborhood:	**Koko Head Terrace**	Total:	**$890,800**
Maint./Assoc.	**$0 / $0**	Flood Zone:	**Zone D - Tool**	Stories / CPR:	**One / No**
Parking:	**3 Car+, Carport, Driveway, Street**	Frontage:			
Zoning:	**05 - R-5 Residential District**	View:	**None**		

Public Remarks: Improvements completed in 2019: Interior and exterior freshly painted. Luxury vinyl plank flooring throughout. Renovated bathrooms - tubs/shower, tile, toilets, bath cabinets, counter tops, and fixtures. Solar water heater system. Termite fumigation and ground treatment w/ warranty. Permitted attached ADU with new kitchen, bathroom, and one(1)bedroom plus den completed in 2019. Explore rental income to assist w/financing. ADU provides ideal multi-generational or rental income opportunities. **Sale Conditions:** None **Schools:** Koko Head, Niu Valley, Kaiser * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
569 Kaumakani Street	**$988,000**	4 & 3/0	1,737 | $569	5,640 | $175	22

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
569 Kaumakani Street	$236 | $0 | $0	$721,000	$169,800	$890,800	111%	1966 & 2019

569 Kaumakani Street - MLS#: 202001250 - Original price was $997,000 - Improvements completed in 2019: Interior and exterior freshly painted. Luxury vinyl plank flooring throughout. Renovated bathrooms - tubs/shower, tile, toilets, bath cabinets, counter tops, and fixtures. Solar water heater system. Termite fumigation and ground treatment w/ warranty. Permitted attached ADU with new kitchen, bathroom, and one(1)bedroom plus den completed in 2019. Explore rental income to assist w/financing. ADU provides ideal multi-generational or rental income opportunities. **Region:** Hawaii Kai **Neighborhood:** Koko Head Terrace **Condition:** Above Average **Parking:** 3 Car+, Carport, Driveway, Street **Total Parking:** 4 **View:** None **Frontage: Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** Koko Head, Niu Valley, Kaiser * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market