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

Sold Price: $988,000	Sold Date: 06-01-2020	Sold Ratio: 100%
Beds: **4**	MLS#: **202001250, FS**	Year Built: **1966**
Bath: **3/0**	Status: **Sold**	Remodeled: **2019**
Living Sq. Ft.: **1,737**	List Date & DOM: **01-17-2020** & **25**	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	25

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

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
569 Kaumakani Street	$988,000	06-01-2020	100%	99%	Conventional

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