3638 Crater Road Unit D, Honolulu 96816 * \$795,000 * Originally \$839,500

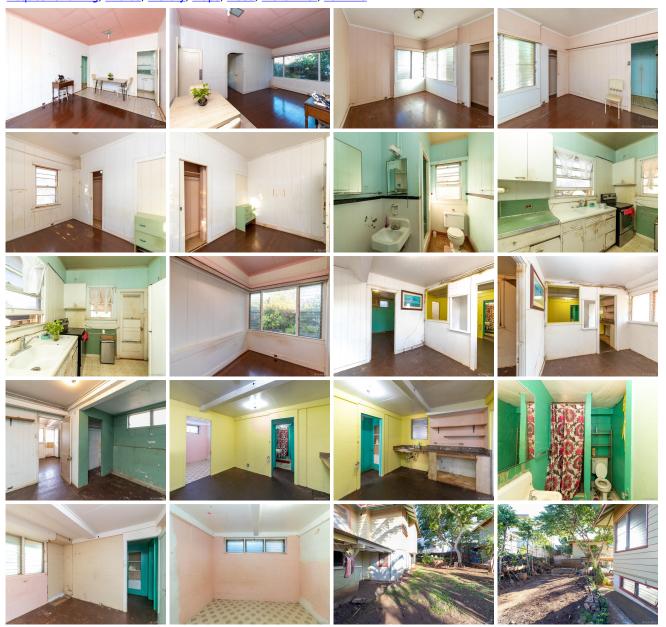
Sold Ratio: 94% Sold Price: \$750,000 Sold Date: 11-13-2020 Beds: 6 MLS#: 202001624, FS Year Built: 1940 Bath: 2/0 Status: Sold Remodeled: Living Sq. Ft.: 1,627 List Date & DOM: 01-23-2020 & 223 Total Parking: 3 Land Sq. Ft.: **5,672** Condition: Fair **Assessed Value** Lanai Sq. Ft.: 0 Frontage:

Building: \$143,800 Sq. Ft. Other: 0 Tax/Year: \$227/2020 Land: \$712,900 Total Sq. Ft. 1,627 Neighborhood: Kaimuki Total: \$856,700

Stories / CPR: Basement, Two / No Maint./Assoc. **\$0 / \$0** Flood Zone: Zone X - Tool

Parking: 2 Car, Carport Frontage: **Zoning: 05 - R-5 Residential District** View: None

Public Remarks: Rare opportunity to live in coveted KAIMUKI at this affordable price! Home requires lots of TLC to make it your own. Main level originally 2 bdrm / 1 bath (779sf) includes installed walls for a 3rd bdrm. Improved basement with 3 bdrm / 1 bath 848sf has building permits on record for basement conversion to bedrooms. Tax Ofc field book notes 572sf basement plus 276sf garage. 1971 dpp Inspection Report sketched with current existing configuration. Stairway access between main and basement is exterior only. Flag lot configuration accessed via a privately owned, shared roadway parcel from Crater Road. Home is serviced by cesspool. Location of home in the Crater Road community offers quiet living within minutes to all conveniences of Kaimuki, Kapahulu and Waikiki. Sale Conditions: None Schools: Liholiho, Kaimuki, Kalani * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info









Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
3638 Crater Road D	<u>\$795,000</u>	6 & 2/0	1,627 \$489	5,672 \$140	223

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
3638 Crater Road D	\$227 \$0 \$0	\$712,900	\$143,800	\$856,700	93%	1940 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
3638 Crater Road D	\$750,000	11-13-2020	94%	89%	Conventional

3638 Crater Road D - MLS#: 202001624 - Original price was \$839,500 - Rare opportunity to live in coveted KAIMUKI at this affordable price! Home requires lots of TLC to make it your own. Main level originally 2 bdrm / 1 bath (779sf) includes installed walls for a 3rd bdrm. Improved basement with 3 bdrm / 1 bath 848sf has building permits on record for basement conversion to bedrooms. Tax Ofc field book notes 572sf basement plus 276sf garage. 1971 dpp Inspection Report sketched with current existing configuration. Stairway access between main and basement is exterior only. Flag lot configuration accessed via a privately owned, shared roadway parcel from Crater Road. Home is serviced by cesspool. Location of home in the Crater Road community offers quiet living within minutes to all conveniences of Kaimuki, Kapahulu and Waikiki. Region: Diamond Head Neighborhood: Kaimuki Condition: Fair Parking: 2 Car, Carport Total Parking: 3 View: None Frontage: Pool: None Zoning: 05 - R-5 Residential District Sale Conditions: None Schools: Liholiho, Kaimuki, Kalani * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market