805 Alewa Drive, Honolulu 96817 * $749,000

Sold Price: $708,000	Sold Date: 04-24-2020	Sold Ratio: 95%
Beds: **5**	MLS#: **202004224, FS**	Year Built: **1956**
Bath: **2/1**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **1,320**	List Date & DOM: **02-28-2020** & **22**	Total Parking: **2**
Land Sq. Ft.: **5,037**	Condition: **Fair**	Assessed Value
Lanai Sq. Ft.: **0**	Frontage:	Building: **$125,500**
Sq. Ft. Other: **0**	Tax/Year: **$394/2020**	Land: **$799,500**
Total Sq. Ft. **1,320**	Neighborhood: **Puunui**	Total: **$925,000**
Maint./Assoc. **$0 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **Three+ / No**
Parking: **2 Car, Carport**	Frontage:	
Zoning: **05 - R-5 Residential District**	View: **City, Coastline**	

Public Remarks: Prized in-town location in the Maemae School District. Home needs substantial updating, but is priced below both tax assessed value and 2019 appraisal. Bring your checkbook and your contractor. Roof and termite tenting done in 2016. Ocean and city views. Many fruit trees. Please be aware that the property has stairs. Property is level in front, and slopes steeply in the back. Improvements in tax record do not correspond with as built. Home sold completely "as is". Seller will not make any repairs. **Sale Conditions:** None **Schools:** Maemae, Kawananakoa, Mckinley * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
805 Alewa Drive	$749,000	5 & 2/1	1,320 | $567	5,037 | $149	22

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
805 Alewa Drive	$394 | $0 | $0	$799,500	$125,500	$925,000	81%	1956 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
805 Alewa Drive	$708,000	04-24-2020	95%	95%	VA

805 Alewa Drive - MLS#: 202004224 - Prized in-town location in the Maemae School District. Home needs substantial updating, but is priced below both tax assessed value and 2019 appraisal. Bring your checkbook and your contractor. Roof and termite tenting done in 2016. Ocean and city views. Many fruit trees. Please be aware that the property has stairs. Property is level in front, and slopes steeply in the back. Improvements in tax record do not correspond with as built. Home sold completely "as is". Seller will not make any repairs. **Region:** Metro **Neighborhood:** Puunui **Condition:** Fair **Parking:** 2 Car, Carport **Total Parking:** 2 **View:** City, Coastline **Frontage: Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** Maemae, Kawananakoa, Mckinley * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market