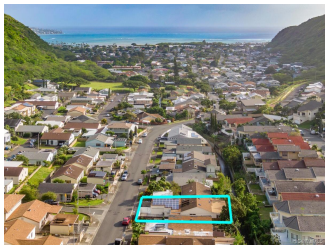
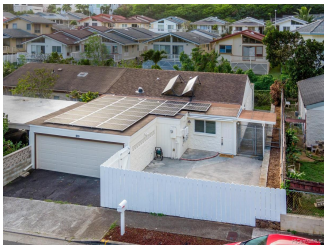
610 Kuliouou Road, Honolulu 96821 * $868,000 * Originally $888,000

Sold Price: $865,000	Sold Date: 06-26-2020	Sold Ratio: 100%
Beds: **3**	MLS#: **202004380, FS**	Year Built: **1982**
Bath: **2/0**	Status: **Sold**	Remodeled: **2019**
Living Sq. Ft.: **1,476**	List Date & DOM: **03-02-2020** & **74**	Total Parking: **2**
Land Sq. Ft.: **4,050**	Condition: **Above Average, Excellent**	Assessed Value
Lanai Sq. Ft.: **260**	Frontage:	Building: **$165,600**
Sq. Ft. Other: **0**	Tax/Year: **$229/2020**	Land: **$638,200**
Total Sq. Ft. **1,736**	Neighborhood: **Kuliouou**	Total: **$803,800**
Maint./Assoc. **$0 / $0**	Flood Zone: **Zone D - Tool**	Stories / CPR: **One / No**
Parking: **2 Car, Driveway, Garage, Street**	Frontage:	
Zoning: **04 - R-7.5 Residential District**	View: **Mountain**	

Public Remarks: NEW PRICE! Fully Renovated! This single level home, 3BR/2BA + office room (easily 4th bdrm) floor plan with a 2 car garage + driveway parking offers comfort living. Huge fenced outdoor patio space and an indoor patio space too! Completely owned 30 solar PV panels including 2 solar water heater panels, 3 bdrm skylights, and 2 attic solar fans; big savings! there should be no electric cost for a sizable household. Luxury wood vinyl flooring throughout, high vaulted ceiling, new windows, laundry room and many more. Located towards the end of the Kuliouou Valley also offering quiet living in the convenience of east Honolulu with short distances to Hawaii Kai and Koko Marina Shopping Centers, beaches, marina, parks, great school districts and many more essentials of the Kuliouou/Hawaii Kai neighborhoods. **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
610 Kuliouou Road	**$868,000**	3 & 2/0	1,476 | $588	4,050 | $214	74

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
610 Kuliouou Road	$229 | $0 | $0	$638,200	$165,600	$803,800	108%	1982 & 2019

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
610 Kuliouou Road	$865,000	06-26-2020	100%	97%	VA

610 Kuliouou Road - MLS#: 202004380 - Original price was $888,000 - NEW PRICE! Fully Renovated! This single level home, 3BR/2BA + office room (easily 4th bdrm) floor plan with a 2 car garage + driveway parking offers comfort living. Huge fenced outdoor patio space and an indoor patio space too! Completely owned 30 solar PV panels including 2 solar water heater panels, 3 bdrm skylights, and 2 attic solar fans; big savings! there should be no electric cost for a sizable household. Luxury wood vinyl flooring throughout, high vaulted ceiling, new windows, laundry room and many more. Located towards the end of the Kuliouou Valley also offering quiet living in the convenience of east Honolulu with short distances to Hawaii Kai and Koko Marina Shopping Centers, beaches, marina, parks, great school districts and many more essentials of the Kuliouou/Hawaii Kai neighborhoods. **Region:** Diamond Head **Neighborhood:** Kuliouou **Condition:** Above Average, Excellent **Parking:** 2 Car, Driveway, Garage, Street **Total Parking:** 2 **View:** Mountain **Frontage: Pool:** None **Zoning:** 04 - R-7.5 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