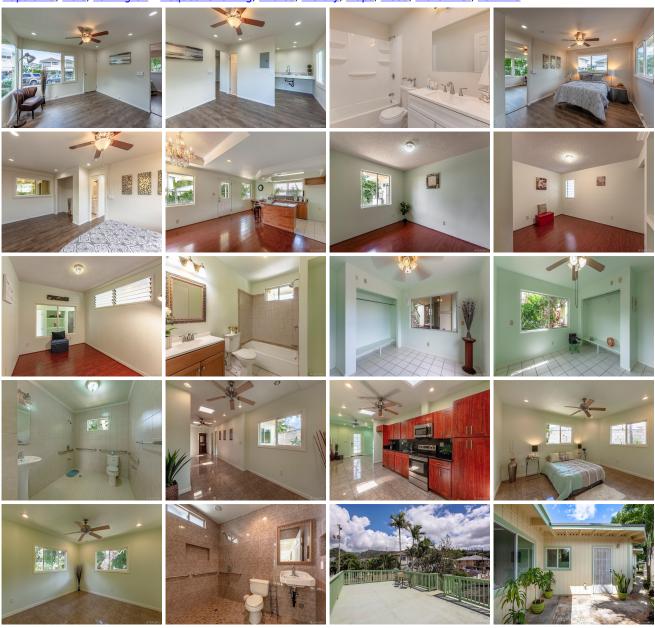
1726 Elua Street, Honolulu 96819 * \$998,000

Sold Date: 06-15-2020 Sold Price: \$960,000 Sold Ratio: 96% Beds: 6 MLS#: 202004725, FS Year Built: 1949 Bath: 4/0 Status: Sold Remodeled: Living Sq. Ft.: 2,784 List Date & DOM: 03-09-2020 & 6 Total Parking: 3 Land Sq. Ft.: 7,538 Condition: Above Average **Assessed Value** Lanai Sq. Ft.: 480 Frontage: Building: \$340,300 Sq. Ft. Other: 102 Tax/Year: \$448/2019 Land: \$742,900 Total Sq. Ft. **3,366** Neighborhood: Kalihi-upper Total: **\$1,083,200** Maint./Assoc. \$0 / \$0 Stories / CPR: One / No Flood Zone: Zone X - Tool

Parking: **3 Car+, Driveway, Street** Frontage:

Zoning: 05 - R-5 Residential District View: **City, Garden, Mountain**

Public Remarks: 2 houses on this level 7500SF lot in upper Kalihi. Main house (2284SF): 5 bed/3bath has both a full kitchen and a wet bar with 2 den/office rooms as bonus. Could be separated into front 3 bedrooms 2 bath full kitchen, and back 2 bedrooms 1 bath with wet bar. 2nd house (500SF) 1 bed/bath built in 1965 is a working house with attached storage (102SF). This property has income potential! The current owner used the main house as a care home with 4 bedrooms and two ADA bathrooms set up for patients. Gated yard has mature fruit trees and greenery, but also very low maintenance. Enjoy nighttime star gazing from your 480SF roof deck with serene valley views and a sight to behold on New Year's Eve. Freshly painted interior and exterior, updated flooring and fixtures. Priced below assessed value. **Sale Conditions:** None **Schools:** Kapalama, Dole, Farrington * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info









Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
1726 Elua Street	\$998,000	6 & 4/0	2,784 \$358	7,538 \$132	6

Address	ITax Maint. Ass.		Assessed Building	Assessed Total	Ratio	Year & Remodeled
1726 Elua Street	\$448 \$0 \$0	\$742,900	\$340,300	\$1,083,200	92%	1949 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1726 Elua Street	\$960,000	06-15-2020	96%	96%	Conventional

1726 Elua Street - MLS#: 202004725 - 2 houses on this level 7500SF lot in upper Kalihi. Main house (2284SF): 5 bed/3bath has both a full kitchen and a wet bar with 2 den/office rooms as bonus. Could be separated into front 3 bedrooms 2 bath full kitchen, and back 2 bedrooms 1 bath with wet bar. 2nd house (500SF) 1 bed/bath built in 1965 is a working house with attached storage (102SF). This property has income potential! The current owner used the main house as a care home with 4 bedrooms and two ADA bathrooms set up for patients. Gated yard has mature fruit trees and greenery, but also very low maintenance. Enjoy nighttime star gazing from your 480SF roof deck with serene valley views and a sight to behold on New Year's Eve. Freshly painted interior and exterior, updated flooring and fixtures. Priced below assessed value. Region: Metro Neighborhood: Kalihi-upper Condition: Above Average Parking: 3 Car+, Driveway, Street Total Parking: 3 View: City, Garden, Mountain Frontage: Pool: None Zoning: 05 - R-5 Residential District Sale Conditions: None Schools: Kapalama, Dole, Farrington * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market