

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

Sold Price: \$960,000	Sold Date: 06-15-2020	Sold Ratio: 96%
Beds: 6	MLS#: <u>202004725, FS</u>	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	Flood Zone : Zone X - Tool	Stories / CPR: One / No
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	Tax Maint. Ass.	Assessed Land	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

<p>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</p>						
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DOM = Days on Market