1726 Elua Street, Honolulu 96819 * $998,000

Sold Price: $960,000	Sold Date: 06-15-2020	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**	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

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