3940 Sierra Drive, Honolulu 96816 * $849,000 * Originally $1,125,000

Sold Price: $900,000	Sold Date: 10-08-2020	Sold Ratio: 106%
Beds: **3**	MLS#: **202008257, FS**	Year Built: **1928**
Bath: **2/0**	Status: **Sold**	Remodeled: **1990**
Living Sq. Ft.: **2,271**	List Date & DOM: **04-22-2020** & **69**	Total Parking: **2**
Land Sq. Ft.: **5,000**	Condition: **Fair**	Assessed Value
Lanai Sq. Ft.: **173**	Frontage: **Other**	Building: **$24,300**
Sq. Ft. Other: **0**	Tax/Year: **$220/2020**	Land: **$819,000**
Total Sq. Ft. **2,444**	Neighborhood: **Wilhelmina**	Total: **$843,300**
Maint./Assoc. **$0 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **Two / No**
Parking: **2 Car, Carport**	Frontage: **Other**	
Zoning: **05 - R-5 Residential District**	View: **City, Diamond Head, Ocean, Sunset**	

Public Remarks: Captivating postcard-perfect Diamond Head and sparkling ocean views takes your breath away! On a privileged ridge location uniquely oriented to the downslope terrain with direct carport access and designed to enjoy single level living with a view. Tranquil 2 bdrm 1 ba interior soothed by natural ventilation and ambient lighting is more than a home. 1 bdrm 1 ba suite downstairs w/interior and separate entry is perfect for expanded family, guests or rental opportunity. Private entertaining lanai, utility/workshop, landscaped tropical yard (w/Pirie mango!). Cozy charm ready for your personal touch (original electric, plumbing; home sold in “as is” condition). Call for Walkthrough video. **Sale Conditions:** None
Schools: Waialae, Kaimuki, Kalani * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
3940 Sierra Drive	**$849,000**	3 & 2/0	2,271 | $374	5,000 | $170	69

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
3940 Sierra Drive	$220 | $0 | $0	$819,000	$24,300	$843,300	101%	1928 & 1990

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
3940 Sierra Drive	$900,000	10-08-2020	106%	80%	VA

3940 Sierra Drive - MLS#: 202008257 - Original price was $1,125,000 - Captivating postcard-perfect Diamond Head and sparkling ocean views takes your breath away! On a privileged ridge location uniquely oriented to the downslope terrain with direct carport access and designed to enjoy single level living with a view. Tranquil 2 bdrm 1 ba interior soothed by natural ventilation and ambient lighting is more than a home. 1 bdrm 1 ba suite downstairs w/interior and separate entry is perfect for expanded family, guests or rental opportunity. Private entertaining lanai, utility/workshop, landscaped tropical yard (w/Pirie mango!). Cozy charm ready for your personal touch (original electric, plumbing; home sold in “as is” condition). Call for Walkthrough video. **Region:** Diamond Head **Neighborhood:** Wilhelmina **Condition:** Fair **Parking:** 2 Car, Carport **Total Parking:** 2 **View:** City, Diamond Head, Ocean, Sunset **Frontage:** Other **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** Waialae, Kaimuki, Kalani * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market