

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#: <u>202008257</u>, 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