1718 Violet Street, Honolulu 96819 * $880,000 * Originally $849,000

Sold Price: $880,000	Sold Date: 09-01-2021	Sold Ratio: 100%
Beds: **7**	MLS#: **202009007, FS**	Year Built: **1943**
Bath: **3/0**	Status: **Sold**	Remodeled: **2015**
Living Sq. Ft.: **1,900**	List Date & DOM: **05-07-2020** & **248**	Total Parking: **3**
Land Sq. Ft.: **3,570**	Condition: **Above Average**	Assessed Value
Lanai Sq. Ft.: **0**	Frontage:	Building: **$99,800**
Sq. Ft. Other: **0**	Tax/Year: **$182/2020**	Land: **$562,500**
Total Sq. Ft. **1,900**	Neighborhood: **Kalihi Uka**	Total: **$662,300**
Maint./Assoc. **$0 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **Two / No**
Parking: **3 Car+, Carport**	Frontage:	
Zoning: **07 - R-3.5 Residential District**	View: **Ocean**	

Public Remarks: This cozy, multifamily property was completely renovated in 2015. The property features a two-story front house with two-bedrooms, one bath, up top, with hardwood floors and an ocean view. A tiled three-bedrooms with one bath, is below. On the back section of the property, is a cute, separate, two-bedroom, one bath house, with hardwood floors and enclosed yard with an ocean view ... quiet, private, and serene. Number of bedrooms does not match tax records. With three-car carport parking, a friendly street in rapidly appreciating Kalihi. Property to be conveyed “AS IS” **Sale Conditions:** None **Schools:** Kalihi Uka, Dole, Farrington * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info




Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
1718 Violet Street	**$880,000**	7 & 3/0	1,900 | $463	3,570 | $246	248

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1718 Violet Street	$182 | $0 | $0	$562,500	$99,800	$662,300	133%	1943 & 2015

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1718 Violet Street	$880,000	09-01-2021	100%	104%	Conventional

1718 Violet Street - MLS#: 202009007 - Original price was $849,000 - This cozy, multifamily property was completely renovated in 2015. The property features a two-story front house with two-bedrooms, one bath, up top, with hardwood floors and an ocean view. A tiled three-bedrooms with one bath, is below. On the back section of the property, is a cute, separate, two-bedroom, one bath house, with hardwood floors and enclosed yard with an ocean view ... quiet, private, and serene. Number of bedrooms does not match tax records. With three-car carport parking, a friendly street in rapidly appreciating Kalihi. Property to be conveyed “AS IS” **Region:** Metro **Neighborhood:** Kalihi Uka **Condition:** Above Average **Parking:** 3 Car+, Carport **Total Parking:** 3 **View:** Ocean **Frontage: Pool:** None **Zoning:** 07 - R-3.5 Residential District **Sale Conditions:** None **Schools:** Kalihi Uka, Dole, Farrington * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market