

1954 St Louis Drive, Honolulu 96816 * \$950,000

Sold Price: \$900,000 Sold Date: 07-22-2020 Sold Ratio: 95%
 Beds: **3** MLS#: **202011040, FS** Year Built: **1945**
 Bath: **1/0** Status: **Sold** Remodeled: **2008**
 Living Sq. Ft.: **1,480** List Date & DOM: **05-16-2020 & 13** Total Parking: **0**
 Land Sq. Ft.: **6,900** Condition: **Above Average** [Assessed Value](#)
 Lanai Sq. Ft.: **1,431** Frontage: Building: **\$163,100**
 Sq. Ft. Other: **0** Tax/Year: **\$220/2019** Land: **\$669,300**
 Total Sq. Ft. **2,911** Neighborhood: **St. Louis** Total: **\$832,400**
 Maint./Assoc. **\$0 / \$0** [Flood Zone](#): **Zone X - Tool** Stories / CPR: **One / No**
 Parking: **Street** Frontage:
 Zoning: **05 - R-5 Residential District** View: **City, Coastline, Diamond Head, Garden, Mountain, Ocean**

Public Remarks: Unobstructed mesmerizing 180 degree views of the Ocean, Diamond Head, Waikiki and beyond. This home was completely remodeled in 2008 & has been meticulously maintained. New electrical, ceilings, floors, bathroom, kitchen, living room, decks, etc...new roof in 2018. The property has 3 Lani's approximately 1400 ft of lanai space to enjoy the beautiful outdoors. Super convenient in St Louis Heights close to University, restaurants, retail, schools, freeways & downtown. Large beautifully landscaped level backyard. This property is very private, elevated high above street level with forever views. The 475 square-foot lanai is on the 1945 house plans and can be remodeled. Tax records do not match actual square footage. Tax assessors land value is incorrect, land value is \$892,400 (not \$669,300) **Sale Conditions:** None
Schools: [Hokulani](#), [Jarrett](#), [Kaimuki](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
1954 St Louis Drive	\$950,000	3 & 1/0	1,480 \$642	6,900 \$138	13

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1954 St Louis Drive	\$220 \$0 \$0	\$669,300	\$163,100	\$832,400	114%	1945 & 2008

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1954 St Louis Drive	\$900,000	07-22-2020	95%	95%	Conventional

[1954 St Louis Drive](#) - MLS#: **202011040** - Unobstructed mesmerizing 180 degree views of the Ocean, Diamond Head, Waikiki and beyond. This home was completely remodeled in 2008 & has been meticulously maintained. New electrical, ceilings, floors, bathroom, kitchen, living room, decks, etc...new roof in 2018. The property has 3 Lani's approximately 1400 ft of lanai space to enjoy the beautiful outdoors. Super convenient in St Louis Heights close to University, restaurants, retail, schools, freeways & downtown. Large beautifully landscaped level backyard. This property is very private, elevated high above street level with forever views. The 475 square-foot lanai is on the 1945 house plans and can be remodeled. Tax records do not match actual square footage. Tax assessors land value is incorrect, land value is \$892,400 (not \$669,300) **Region:** Diamond Head **Neighborhood:** St. Louis **Condition:** Above Average **Parking:** Street **Total Parking:** 0 **View:** City, Coastline, Diamond Head, Garden, Mountain, Ocean **Frontage:** Pool: None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** [Hokulani](#), [Jarrett](#), [Kaimuki](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market