

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

Sold Price: \$900,000  
 Beds: **3**  
 Bath: **1/0**  
 Living Sq. Ft.: **1,480**  
 Land Sq. Ft.: **6,900**  
 Lanai Sq. Ft.: **1,431**  
 Sq. Ft. Other: **0**  
 Total Sq. Ft. **2,911**  
 Maint./Assoc. **\$0 / \$0**  
 Parking: **Street**

Sold Date: 07-22-2020  
MLS#: [202011040](#), FS  
Status: **Sold**  
List Date & DOM: **05-16-2020 & 13**  
Condition: **Above Average**  
Frontage:  
Tax/Year: **\$220/2019**  
Neighborhood: **St. Louis**  
[Flood Zone](#): **Zone X - [Tool](#)**

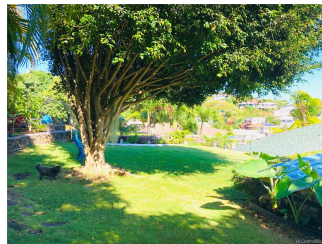
Sold Ratio: 95%  
Year Built: **1945**  
Remodeled: **2008**  
Total Parking: **0**  
[Assessed Value](#)  
Building: **\$163,100**  
Land: **\$669,300**  
Total: **\$832,400**  
Stories / CPR: **One / No**

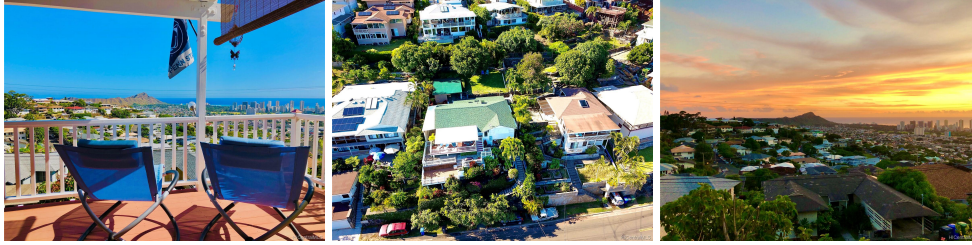
Frontage:

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
<a href="#">1954 St Louis Drive</a>	<a href="#">\$950,000</a>	3 & 1/0	1,480   \$642	6,900   \$138	13

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

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
<a href="#">1954 St Louis Drive</a>	\$900,000	07-22-2020	95%	95%	Conventional

<p><a href="#">1954 St Louis Drive</a> - MLS#: <a href="#">202011040</a> - Unobstructed mesmerizing 180 degree views of the Ocean, Diamond Head, Waikiki and beyond. This home was completely remodeled in 2008 &amp; has been meticulously maintained. New electrical, ceilings, floors, bathroom, kitchen, living room, decks, etc...new roof in 2018. The property has 3 Lanis approximately 1400 ft of lanai space to enjoy the beautiful outdoors. Super convenient in St Louis Heights close to University, restaurants, retail, schools, freeways &amp; 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) <b>Region:</b> Diamond Head <b>Neighborhood:</b> St. Louis <b>Condition:</b> Above Average <b>Parking:</b> Street <b>Total Parking:</b> 0 <b>View:</b> City, Coastline, Diamond Head, Garden, Mountain, Ocean <b>Frontage:</b> <b>Pool:</b> None <b>Zoning:</b> 05 - R-5 Residential District <b>Sale Conditions:</b> None <b>Schools:</b> <a href="#">Hokulani</a>, <a href="#">Jarrett</a>, <a href="#">Kaimuki</a> * <a href="#">Request Showing</a>, <a href="#">Photos</a>, <a href="#">History</a>, <a href="#">Maps</a>, <a href="#">Deed</a>, <a href="#">Watch List</a>, <a href="#">Tax Info</a></p>					
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DOM = Days on Market