

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

Sold Price: \$900,000	Sold Date: 07-22-2020	Sold Ratio: 95%
Beds: <b>3</b>	MLS#: <b>202011040, FS</b>	Year Built: <b>1945</b>
Bath: <b>1/0</b>	Status: <b>Sold</b>	Remodeled: <b>2008</b>
Living Sq. Ft.: <b>1,480</b>	List Date & DOM: <b>05-16-2020 &amp; 13</b>	Total Parking: <b>0</b>
Land Sq. Ft.: <b>6,900</b>	Condition: <b>Above Average</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>1,431</b>	Frontage:	Building: <b>\$163,100</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$220/2019</b>	Land: <b>\$669,300</b>
Total Sq. Ft. <b>2,911</b>	Neighborhood: <b>St. Louis</b>	Total: <b>\$832,400</b>
Maint./Assoc. <b>\$0 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone X - Tool</b>	Stories / CPR: <b>One / No</b>
Parking: <b>Street</b>	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

[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