

Royal Nahaku Villas 2645 Nahaku Place, Honolulu 96826 * \$995,000

Sold Price: \$985,000	Sold Date: 10-20-2020	Sold Ratio: 99%
Beds: 5	MLS#: 202011657, FS	Year Built: 2008
Bath: 3/0	Status: Sold	Remodeled:
Living Sq. Ft.: 2,030	List Date & DOM: 06-15-2020 & 63	Total Parking: 2
Land Sq. Ft.: 2,818	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage: Stream/Canal	Building: \$388,600
Sq. Ft. Other: 120	Tax/Year: \$266/2020	Land: \$596,000
Total Sq. Ft. 2,150	Neighborhood: Kapiolani	Total: \$984,600
Maint./Assoc. \$0 / \$0	Flood Zone : Zone AE - Tool	Stories / CPR: Two / Yes
Parking: 2 Car, Garage	Frontage: Stream/Canal	
Zoning: 12 - A-2 Medium Density Apartme	View: Diamond Head, Golf Course, Marina/Canal, Mountain, Sunrise	

Public Remarks: Centrally located-Kapiolani/Date St. area with picture perfect view of Diamond Head and Kaimuki HS field on perimeter lot next to Manoa/Palolo Stream. Custom built in 2008 with 2+ entrances for extended family living. Also, investors opp'ty with 3/2 UP, 2/1 DOWN w/wet bar; granite tops, split A/C, vinyl fencing. See Good-To-Know Information in supplement file. Citrus trees facing the stream from left to right are: Calamansi, Mexican lime, Washington navel orange and tangerine. **Sale Conditions:** None **Schools:** [Kuhio](#), [Washington](#), [Kaimuki](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
2645 Nahaku Place	\$995,000	5 & 3/0	2,030 \$490	2,818 \$353	63

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2645 Nahaku Place	\$266 \$0 \$0	\$596,000	\$388,600	\$984,600	101%	2008 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
2645 Nahaku Place	\$985,000	10-20-2020	99%	99%	Conventional

[2645 Nahaku Place](#) - MLS#: [202011657](#) - Centrally located-Kapiolani/Date St. area with picture perfect view of Diamond Head and Kaimuki HS field on perimeter lot next to Manoa/Palolo Stream. Custom built in 2008 with 2+ entrances for extended family living. Also, investors opp'ty with 3/2 UP, 2/1 DOWN w/wet bar; granite tops, split A/C, vinyl fencing. See Good-To-Know Information in supplement file. Citrus trees facing the stream from left to right are: Calamansi, Mexican lime, Washington navel orange and tangerine. **Region:** Metro **Neighborhood:** Kapiolani **Condition:** Above Average **Parking:** 2 Car, Garage **Total Parking:** 2 **View:** Diamond Head, Golf Course, Marina/Canal, Mountain, Sunrise **Frontage:** Stream/Canal **Pool:** None **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** [Kuhio](#), [Washington](#), [Kaimuki](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market