1380 St Louis Drive, Honolulu 96816 * \$1,150,000 * Originally \$1,175,000

 Sold Price:
 \$1,150,000
 Sold Date:
 09-28-2020
 Sold Ratio:
 100%

 Beds:
 4
 MLS#:
 202011677, FS
 Year Built:
 1944

 Bath:
 3/0
 Status:
 Sold
 Remodeled:
 2020

 Living Sq. Ft.:
 2,047
 List Date & DOM:
 05-26-2020 & 36
 Total Parking:
 2

Land Sq. Ft.: **8,257**Condition: Above Average, Excellent

Assessed Value

 Lanai Sq. Ft.: 0
 Frontage:
 Building: \$37,500

 Sq. Ft. Other: 0
 Tax/Year: \$264/2019
 Land: \$900,300

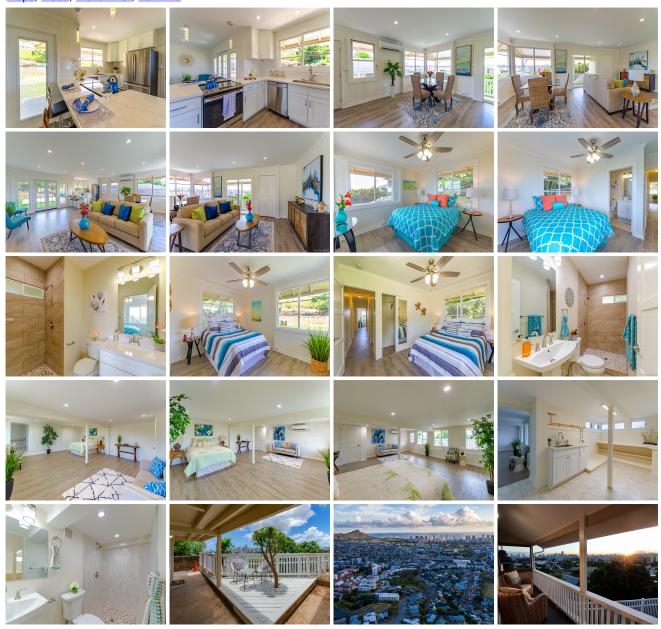
 Total Sq. Ft. 2,047
 Neighborhood: St. Louis
 Total: \$937,800

 Maint./Assoc. \$0 / \$0
 Flood Zone: Zone X - Tool
 Stories / CPR: Two / No

Parking: **3 Car+, Driveway** Frontage:

Zoning: 05 - R-5 Residential District View: City, Coastline, Ocean, Sunset

Public Remarks: Fully remodeled 4 bedroom, 3 bathroom. 3 bedroom and 2 bathroom upstairs and full studio apartment downstairs with a separate entrance. Perfect rental potential or multi-family living. Great views, updated everything! Low enough on St. Louis Drive you do not have to climb the hill, high enough to have a great view. Lots of parking and no neighbors behind you! Landscaped with a brand new deck for grilling in back... Square footage does not match tax records, bathroom count does not match tax record, waiting for system to update. Sellers will offer a \$10,000 hold back in escrow to cover the cost of new windows at a full price offer. **Sale Conditions:** None **Schools:** , ,* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info









Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
1380 St Louis Drive	\$1,150,000	4 & 3/0	2,047 \$562	8,257 \$139	36

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1380 St Louis Drive	\$264 \$0 \$0	\$900,300	\$37,500	\$937,800	123%	1944 & 2020

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms	
1380 St Louis Drive	\$1,150,000	09-28-2020	100%	98%	Conventional 10000	

1380 St Louis Drive - MLS#: 202011677 - Original price was \$1,175,000 - Fully remodeled 4 bedroom, 3 bathroom. 3 bedroom and 2 bathroom upstairs and full studio apartment downstairs with a separate entrance. Perfect rental potential or multi-family living. Great views, updated everything! Low enough on St. Louis Drive you do not have to climb the hill, high enough to have a great view. Lots of parking and no neighbors behind you! Landscaped with a brand new deck for grilling in back... Square footage does not match tax records, bathroom count does not match tax record, waiting for system to update. Sellers will offer a \$10,000 hold back in escrow to cover the cost of new windows at a full price offer. **Region:** Diamond Head **Neighborhood:** St. Louis **Condition:** Above Average, Excellent **Parking:** 3 Car+, Driveway **Total Parking:** 2 **View:** City, Coastline, Ocean, Sunset **Frontage: Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market