

3087 Paty Drive, Honolulu 96822 * \$1,280,000

Sold Price: \$1,250,000 Sold Date: 12-11-2020 Sold Ratio: 98%
 Beds: **4** MLS#: **202011853, FS** Year Built: **1952**
 Bath: **3/1** Status: **Sold** Remodeled: **2013**
 Living Sq. Ft.: **2,400** List Date & DOM: **05-29-2020 & 42** Total Parking: **2**
 Land Sq. Ft.: **62,944** Condition: **Above Average** [Assessed Value](#)
 Conservation,
 Lanai Sq. Ft.: **486** Frontage: **Other,** Building: **\$187,400**
 Preservation
 Sq. Ft. Other: **270** Tax/Year: **\$338/2019** Land: **\$950,600**
 Total Sq. Ft. **3,156** Neighborhood: **Manoa-woodlawn** Total: **\$1,138,000**
 Maint./Assoc. **\$0 / \$0** [Flood Zone](#): **Zone X - Tool** Stories / CPR: **Two / No**
 Parking: **2 Car, Garage, Street** Frontage: **Conservation, Other, Preservation**
 View: **City, Garden, Mountain, Ocean, Sunset**
[Zoning](#): **03 - R10 - Residential District**

Public Remarks: Imagine cool breezes, blue skies, and views of the entire Manoa valley. Enjoy breakfast from your lanais and listen to birds chirping. Wind down in the evening with a glass of wine and enjoy the beautiful sunset. Private and peaceful, perfect for multi-family living. Recent upgrades include new paint and new flooring. Upper level - 3 bedrooms and 2 bathrooms with spacious kitchen and living area. Screened in lanai for game room, entertaining friends, or just enjoying the view. Lower level - separate entry, 1 bedroom, 1.5 bathrooms, wet bar, laundry, and workshop. Outdoor terrace with BBQ and newly coated deck is perfect for entertaining. Gardeners will love the backyard of this former orchid farm. Great walkable neighborhood on a cul de sac. **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
3087 Paty Drive	\$1,280,000	4 & 3/1	2,400 \$533	62,944 \$20	42

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
3087 Paty Drive	\$338 \$0 \$0	\$950,600	\$187,400	\$1,138,000	112%	1952 & 2013

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
3087 Paty Drive	\$1,250,000	12-11-2020	98%	98%	Conventional

[3087 Paty Drive](#) - MLS#: [202011853](#) - Imagine cool breezes, blue skies, and views of the entire Manoa valley. Enjoy breakfast from your lanais and listen to birds chirping. Wind down in the evening with a glass of wine and enjoy the beautiful sunset. Private and peaceful, perfect for multi-family living. Recent upgrades include new paint and new flooring. Upper level - 3 bedrooms and 2 bathrooms with spacious kitchen and living area. Screened in lanai for game room, entertaining friends, or just enjoying the view. Lower level - separate entry, 1 bedroom, 1.5 bathrooms, wet bar, laundry, and workshop. Outdoor terrace with BBQ and newly coated deck is perfect for entertaining. Gardeners will love the backyard of this former orchid farm. Great walkable neighborhood on a cul de sac. **Region:** Metro **Neighborhood:** Manoa-woodlawn **Condition:** Above Average **Parking:** 2 Car, Garage, Street **Total Parking:** 2 **View:** City, Garden, Mountain, Ocean, Sunset **Frontage:** Conservation, Other, Preservation **Pool:** None **Zoning:** 03 - R10 - Residential District **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market