

**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 |
|---------------------------------|-----------------------------|----------|---------------|---------------|-----|
| <a href="#">3087 Paty Drive</a> | <a href="#">\$1,280,000</a> | 4 & 3/1  | 2,400   \$533 | 62,944   \$20 | 42  |

| Address                         | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|---------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">3087 Paty Drive</a> | \$338   \$0   \$0   | \$950,600     | \$187,400         | \$1,138,000    | 112%  | 1952 & 2013      |

| Address                         | Sold Price  | Sold Date  | Sold Ratio | Original Ratio | Sold Terms   |
|---------------------------------|-------------|------------|------------|----------------|--------------|
| <a href="#">3087 Paty Drive</a> | \$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