

**, Honolulu 96816 \* \$840,000**

|   |   |                                |
|---|---|--------------------------------|
| Sold Price: \$790,000   | Sold Date: 09-02-2020                             | Sold Ratio: 94%                |
| Beds: <b>3</b>  | MLS#: <b>202012473, FS</b>                        | Year Built: <b>1940</b>        |
| Bath: <b>2/0</b>  | Status: <b>Sold</b>                               | Remodeled: <b>2007</b>         |
| Living Sq. Ft.: <b>1,107</b>                                  | List Date & DOM: <b>06-05-2020 &amp; 23</b>       | Total Parking: <b>3</b>        |
| Land Sq. Ft.: <b>6,707</b>                                    | Condition: <b>Above Average, Excellent</b>        | <a href="#">Assessed Value</a> |
| Lanai Sq. Ft.: <b>0</b>                                       | Frontage:   | Building: <b>\$122,900</b>     |
| Sq. Ft. Other: <b>0</b>                                       | Tax/Year: <b>\$165/2020</b>                       | Land: <b>\$576,300</b>         |
| Total Sq. Ft. <b>1,107</b>                                    | Neighborhood: <b>Palolo</b>                       | Total: <b>\$699,200</b>        |
| Maint./Assoc. <b>\$0 / \$0</b>                                | <a href="#">Flood Zone</a> : <b>Zone X - Tool</b> | Stories / CPR: <b>Two / No</b> |
| Parking: <b>3 Car+, Carport, Driveway</b>                     | Frontage:   |                                |
| <a href="#">Zoning</a> : <b>05 - R-5 Residential District</b> | View: <b>City, Garden, Mountain, Sunset</b>       |                                |

**Public Remarks:** This is a rare opportunity to own a charming Manoa-style family home in popular Palolo Valley. Built in 1940 & lovingly tended for 25 years by the current owners. Multi-generational living includes 2 bedrooms / 1 bath home upstairs, & a quaint studio downstairs with full bath & it's own entry. Craftsmanship & period details are found throughout the home. Sited higher than most neighboring homes to bring in views of mountains, valley lights & cool breezes. The terraced yards have a working organic garden, chicken coops, spaces for seating, and room for outdoor fun. This delightful property is located off of 10th Avenue, up a private road, in a stable neighborhood of longtime residents. Convenient location close to private schools, UH and downtown. **Sale Conditions:** Subject To Replacement Property **Schools:** [Palolo](#), [Jarrett](#), [Kaimuki](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

| Address | Price                     | Bd & Bth | Living / Avg. | Land   Avg.   | DOM |
|---------|---------------------------|----------|---------------|---------------|-----|
|         | <a href="#">\$840,000</a> | 3 & 2/0  | 1,107   \$759 | 6,707   \$125 | 23  |

| Address | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|---------|---------------------|---------------|-------------------|----------------|-------|------------------|
|         | \$165   \$0   \$0   | \$576,300     | \$122,900         | \$699,200      | 120%  | 1940 & 2007      |

| Address | Sold Price | Sold Date  | Sold Ratio | Original Ratio | Sold Terms   |
|---------|------------|------------|------------|----------------|--------------|
|         | \$790,000  | 09-02-2020 | 94%        | 94%            | Conventional |

- MLS#: [202012473](#) - This is a rare opportunity to own a charming Manoa-style family home in popular Palolo Valley. Built in 1940 & lovingly tended for 25 years by the current owners. Multi-generational living includes 2 bedrooms / 1 bath home upstairs, & a quaint studio downstairs with full bath & it's own entry. Craftsmanship & period details are found throughout the home. Sited higher than most neighboring homes to bring in views of mountains, valley lights & cool breezes. The terraced yards have a working organic garden, chicken coops, spaces for seating, and room for outdoor fun. This delightful property is located off of 10th Avenue, up a private road, in a stable neighborhood of longtime residents. Convenient location close to private schools, UH and downtown. **Region:** Diamond Head **Neighborhood:** Palolo **Condition:** Above Average, Excellent **Parking:** 3 Car+, Carport, Driveway **Total Parking:** 3 **View:** City, Garden, Mountain, Sunset **Frontage:** Pool: None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** Subject To Replacement Property **Schools:** [Palolo](#), [Jarrett](#), [Kaimuki](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market