

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

Sold Price: \$790,000  
Beds: **3**  
Bath: **2/0**  
Living Sq. Ft.: **1,107**  
Land Sq. Ft.: **6,707**  
Lanai Sq. Ft.: **0**  
Sq. Ft. Other: **0**  
Total Sq. Ft. **1,107**  
Maint./Assoc. **\$0 / \$0**

Sold Date: 09-02-2020  
MLS#: **202012473, FS**  
Status: **Sold**  
List Date & DOM: **06-05-2020 & 23**  
Condition: **Above Average, Excellent**  
Frontage:  
Tax/Year: **\$165/2020**  
Neighborhood: **Palolo**  
**Flood Zone: Zone X - Tool**

Sold Ratio: 94%  
Year Built: **1940**  
Remodeled: **2007**  
Total Parking: **3**  
**Assessed Value**  
Building: **\$122,900**  
Land: **\$576,300**  
Total: **\$699,200**  
Stories / CPR: **Two / No**

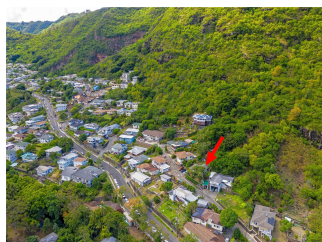
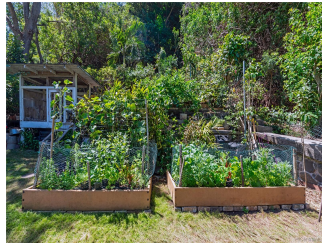
Parking: **3 Car+, Carport, Driveway**

**Zoning: 05 - R-5 Residential District**

Frontage:

View: **City, Garden, Mountain, Sunset**

**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