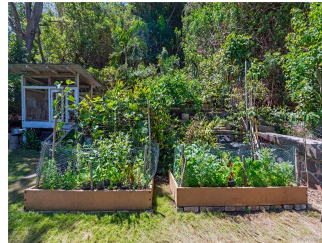


, Honolulu 96816 * \$840,000

Sold Price: \$790,000	Sold Date: 09-02-2020	Sold Ratio: 94%
Beds: 3	MLS#: 202012473, FS	Year Built: 1940
Bath: 2/0	Status: Sold	Remodeled: 2007
Living Sq. Ft.: 1,107	List Date & DOM: 06-05-2020 & 23	Total Parking: 3
Land Sq. Ft.: 6,707	Condition: Above Average, Excellent	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$122,900
Sq. Ft. Other: 0	Tax/Year: \$165/2020	Land: \$576,300
Total Sq. Ft. 1,107	Neighborhood: Palolo	Total: \$699,200
Maint./Assoc. \$0 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: Two / No
Parking: 3 Car+, Carport, Driveway	Frontage:	
Zoning : 05 - R-5 Residential District	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
	\$840,000	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