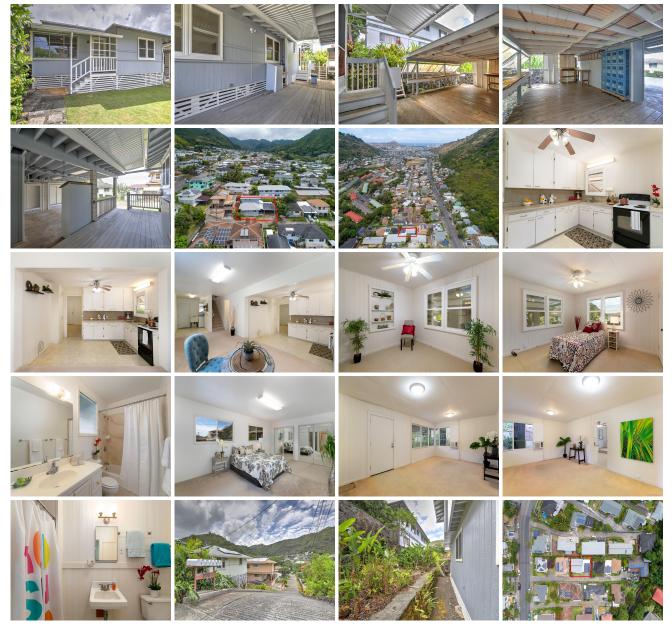
2275 Palolo Avenue Unit B, Honolulu 96816 * \$795,000

Sold Price: \$810,000	Sold Date:	07-29-2020	Sold Ratio: 102%
Beds: 3	MLS#:	<u>202013944</u> , FS	Year Built: 1948
Bath: 2/0	Status:	Sold	Remodeled: 1997
Living Sq. Ft.: 1,550	List Date & DOM:	06-11-2020 & 3	Total Parking: 2
Land Sq. Ft.: 7,121	Condition:	Above Average, Average	Assessed Value
Lanai Sq. Ft.: 439	Frontage:		Building: \$134,000
Sq. Ft. Other: 0	Tax/Year:	\$169/2020	Land: \$552,500
Total Sq. Ft. 1,989	Neighborhood:	Palolo	Total: \$686,500
Maint./Assoc. \$250 / \$0	Flood Zone:	Zone X - <u>Tool</u>	Stories / CPR: Two / Yes
Parking: 2 Car, Driveway, Garage, Street		Frontage:	
Zoning: 05 - R-5 Resident	ial District	View: Ci	ty, Mountain

Public Remarks: Comfort, convenience & charm! This delightful, well-loved home is tucked away from the main road in Palolo Valley Gardens with 18-owned PV panels, updated electrical, plumbing, vinyl windows & A/C. Live simply w/easy access to town while enjoying the quaint, eclectic neighborhood of iconic Kaimuki ~ diners, cafes, vintage boutique stores & trendy spots! This classic floor plan offers 2BR/full bath, living & dining rooms & laundry area on main level. You'll love the privacy of the expansive Master BR/bath upstairs! Great outdoor space w/large covered porch, ample storage & workshop area! For garden lovers, low maintenance yard adorned w/bougainvillea, gardenia, puakenikeni & mango tree, yet room in the backyard to get creative to your hearts content! *Visit our interactive 3D Virtual Tour* **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info





Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
2275 Palolo Avenue B	<u>\$795,000</u>	3 & 2/0	1,550 \$513	7,121 \$112	3

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2275 Palolo Avenue B	\$169 \$250 \$0	\$552,500	\$134,000	\$686,500	116%	1948 & 1997

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
2275 Palolo Avenue B	\$810,000	07-29-2020	102%	102%	Conventional

2275 Palolo Avenue B - MLS#: 202013944 - Comfort, convenience & charm! This delightful, well-loved home is tucked away from the main road in Palolo Valley Gardens with 18-owned PV panels, updated electrical, plumbing, vinyl windows & A/C. Live simply w/easy access to town while enjoying the quaint, eclectic neighborhood of iconic Kaimuki ~ diners, cafes, vintage boutique stores & trendy spots! This classic floor plan offers 2BR/full bath, living & dining rooms & laundry area on main level. You'll love the privacy of the expansive Master BR/bath upstairs! Great outdoor space w/large covered porch, ample storage & workshop area! For garden lovers, low maintenance yard adorned w/bougainvillea, gardenia, puakenikeni & mango tree, yet room in the backyard to get creative to your hearts content! *Visit our interactive 3D Virtual Tour* **Region:** Diamond Head **Neighborhood:** Palolo **Condition:** Above Average, Average **Parking:** 2 Car, Driveway, Garage, Street **Total Parking:** 2 **View:** City, Mountain **Frontage: Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** , , * <u>Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info</u>

DOM = Days on Market