

2412 Oahu Avenue, Honolulu 96822 * \$950,000

Sold Price: \$940,000	Sold Date: 11-04-2020	Sold Ratio: 99%
Beds: 3	MLS#: 202014147, FS	Year Built: 1988
Bath: 2/0	Status: Sold	Remodeled: 2007
Living Sq. Ft.: 1,170	List Date & DOM: 06-15-2020 & 54	Total Parking: 3
Land Sq. Ft.: 2,839	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 353	Frontage: Other	Building: \$275,600
Sq. Ft. Other: 0	Tax/Year: \$292/2020	Land: \$827,100
Total Sq. Ft. 1,523	Neighborhood: Manoa Area	Total: \$1,102,700
Maint./Assoc. \$0 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: One / Yes
Parking: 1 Car, Driveway, Garage, Street	Frontage: Other	
Zoning : 04 - R-7.5 Residential District	View: Garden, Mountain	

Public Remarks: LOCATION, LOCATION, LOCATION!!! Walk or bike to work/school from this amazingly convenient home in classic Manoa Valley! Come home to a cozy, comfortable, 1 story, 3 bedroom/2 bath attached CPR (no fees). The newly rebuilt decks provide space for outdoor dining, an outdoor laundry area, and an outdoor extension of the master bedroom. The master suite features a large walk-in closet and newly remodeled shower. Travertine and w/w carpet; granite counter tops throughout. 1 car garage with built-in shelving and uncovered parking pads for 2 more vehicles. Mature foliage creates privacy and allows for cooling valley breezes! This is part of a 2-unit CPR, attached at a shared garage wall. **Sale Conditions:** None **Schools:** [Noelani](#), [Stevenson](#), [Roosevelt](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
2412 Oahu Avenue	\$950,000	3 & 2/0	1,170 \$812	2,839 \$335	54

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2412 Oahu Avenue	\$292 \$0 \$0	\$827,100	\$275,600	\$1,102,700	86%	1988 & 2007

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
2412 Oahu Avenue	\$940,000	11-04-2020	99%	99%	Conventional

[2412 Oahu Avenue](#) - MLS#: [202014147](#) - LOCATION, LOCATION, LOCATION!!! Walk or bike to work/school from this amazingly convenient home in classic Manoa Valley! Come home to a cozy, comfortable, 1 story, 3 bedroom/2 bath attached CPR (no fees). The newly rebuilt decks provide space for outdoor dining, an outdoor laundry area, and an outdoor extension of the master bedroom. The master suite features a large walk-in closet and newly remodeled shower. Travertine and w/w carpet; granite counter tops throughout. 1 car garage with built-in shelving and uncovered parking pads for 2 more vehicles. Mature foliage creates privacy and allows for cooling valley breezes! This is part of a 2-unit CPR, attached at a shared garage wall. **Region:** Metro **Neighborhood:** Manoa Area **Condition:** Above Average **Parking:** 1 Car, Driveway, Garage, Street **Total Parking:** 3 **View:** Garden, Mountain **Frontage:** Other **Pool:** None **Zoning:** 04 - R-7.5 Residential District **Sale Conditions:** None **Schools:** [Noelani](#), [Stevenson](#), [Roosevelt](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market