

## 2271 Auhuhu Street, Pearl City 96782 \* \$795,000

|   |   |                                |
|---|---|--------------------------------|
| Sold Price: \$800,000   | Sold Date: 08-05-2020                             | Sold Ratio: 101%               |
| Beds: <b>3</b>  | MLS#: <a href="#">202014363</a> , FS              | Year Built: <b>1969</b>        |
| Bath: <b>1/1</b>  | Status: <b>Sold</b>                               | Remodeled: <b>2020</b>         |
| Living Sq. Ft.: <b>1,366</b>                                  | List Date & DOM: <b>06-17-2020 &amp; 6</b>        | Total Parking: <b>4</b>        |
| Land Sq. Ft.: <b>12,041</b>                                   | Condition: <b>Excellent</b>                       | <a href="#">Assessed Value</a> |
| Lanai Sq. Ft.: <b>600</b>                                     | Frontage:   | Building: <b>\$220,000</b>     |
| Sq. Ft. Other: <b>0</b>                                       | Tax/Year: <b>\$100/2019</b>                       | Land: <b>\$571,600</b>         |
| Total Sq. Ft. <b>1,966</b>                                    | Neighborhood: <b>Pacific Palisades</b>            | Total: <b>\$791,600</b>        |
| Maint./Assoc. <b>\$0 / \$0</b>                                | <a href="#">Flood Zone</a> : <b>Zone D - Tool</b> | Stories / CPR: <b>One / No</b> |
| Parking: <b>3 Car+, Carport, Driveway, Street</b>             | Frontage:   |                                |
| <a href="#">Zoning</a> : <b>05 - R-5 Residential District</b> | View: <b>None, Garden</b>                         |                                |

**Public Remarks:** Turn key single family home close to Palisade Elementary school. 3 bedroom 1.5 bath with lots of parking. Lot size is over 12,000 sq ft. so potentially more home can be added. 600 sq ft Slab of concrete in the back of the house, great for bbq area or new addition. Open floor plan with large living room addition, that can be a 4th bedroom if need be. Lots of yard space to go green and large planter on the side of the house for all your herbs or private garden. Fenced in back yard, great for pets. Previous escrow discovered drain lines in bad shape, all drain lines were replaced or relined (video footage of new lines available for inspection). Note addition to home was recently permitted which adds 420 sq ft to the property and TMK has not been updated yet to reflect addition. **Sale Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



| Address                            | Price                     | Bd & Bth | Living / Avg. | Land   Avg.   | DOM |
|------------------------------------|---------------------------|----------|---------------|---------------|-----|
| <a href="#">2271 Auhuhu Street</a> | <a href="#">\$795,000</a> | 3 & 1/1  | 1,366   \$582 | 12,041   \$66 | 6   |

| Address                            | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|------------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">2271 Auhuhu Street</a> | \$100   \$0   \$0   | \$571,600     | \$220,000         | \$791,600      | 100%  | 1969 & 2020      |

| Address                            | Sold Price | Sold Date  | Sold Ratio | Original Ratio | Sold Terms   |
|------------------------------------|------------|------------|------------|----------------|--------------|
| <a href="#">2271 Auhuhu Street</a> | \$800,000  | 08-05-2020 | 101%       | 101%           | Conventional |

[2271 Auhuhu Street](#) - MLS#: [202014363](#) - Turn key single family home close to Palisade Elementary school. 3 bedroom 1.5 bath with lots of parking. Lot size is over 12,000 sq ft. so potentially more home can be added. 600 sq ft Slab of concrete in the back of the house, great for bbq area or new addition. Open floor plan with large living room addition, that can be a 4th bedroom if need be. Lots of yard space to go green and large planter on the side of the house for all your herbs or private garden. Fenced in back yard, great for pets. Previous escrow discovered drain lines in bad shape, all drain lines were replaced or relined (video footage of new lines available for inspection). Note addition to home was recently permitted which adds 420 sq ft to the property and TMK has not been updated yet to reflect addition. **Region:** Pearl City **Neighborhood:** Pacific Palisades **Condition:** Excellent **Parking:** 3 Car+, Carport, Driveway, Street **Total Parking:** 4 **View:** None, Garden **Frontage:** Pool: None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market