

2603 Stream Drive, Honolulu 96817 * \$715,000

Sold Price: \$655,000 Sold Date: 09-15-2020 Sold Ratio: 92%
Beds: **2** MLS#: **202014778, FS** Year Built: **1929**
Bath: **1/0** Status: **Sold** Remodeled:
Living Sq. Ft.: **780** List Date & DOM: **07-01-2020 & 10** Total Parking: **2**
Land Sq. Ft.: **4,332** Condition: **Fair, Needs Major Repair** [Assessed Value](#)
Lanai Sq. Ft.: **0** Frontage: Building: **\$75,800**
Sq. Ft. Other: **0** Tax/Year: **\$223/2020** Land: **\$685,000**
Total Sq. Ft. **780** Neighborhood: **Nuuanu Area** Total: **\$761,300**
Maint./Assoc. **\$0 / \$0** [Flood Zone](#): **Zone X - Tool** Stories / CPR: **One / No**
Parking: **2 Car, Carport** Frontage:
[Zoning](#): **05 - R-5 Residential District** View: **None**

Public Remarks: Come live in the heart of Puunui; Nuuanu Valley's "Cherry-Vale Tract, close to St. Francis Hospital, Maemae School, park, bus stop....with easy access to town and windward areas. Current Property is a 2 bedroom + Den, 1 bath, with 2 carports. It is being sold LOWER than the Assessed Value. Seller's loss is your gain. Seller will consider all reasonable offers. Yard is well manicured. Come Fix-Up, remodel or rebuild your own home on this rarely available corner lot, with flowing Waolani Stream at back of property. Home being sold in its As-Is, Where-Is Condition with no Expressed, Implied or Continuing warranties. No appliances. Tax Office Records may differ from actual (back porch enclosed/roofed, Pahili Rd. carport roofed, no 3rd bedroom). Great Location. Priced to sell today. **Sale Conditions:** None **Schools:** [Maemae](#), [Kawananakoa](#), [Mckinley](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
2603 Stream Drive	\$715,000	2 & 1/0	780 \$917	4,332 \$165	10

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2603 Stream Drive	\$223 \$0 \$0	\$685,000	\$75,800	\$761,300	94%	1929 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
2603 Stream Drive	\$655,000	09-15-2020	92%	92%	Cash 15000

[2603 Stream Drive](#) - MLS#: [202014778](#) - Come live in the heart of Puunui; Nuuanu Valley's "Cherry-Vale Tract, close to St. Francis Hospital, Maemae School, park, bus stop....with easy access to town and windward areas. Current Property is a 2 bedroom + Den, 1 bath, with 2 carports. It is being sold LOWER than the Assessed Value. Seller's loss is your gain. Seller will consider all reasonable offers. Yard is well manicured. Come Fix-Up, remodel or rebuild your own home on this rarely available corner lot, with flowing Waolani Stream at back of property. Home being sold in its As-Is, Where-Is Condition with no Expressed, Implied or Continuing warranties. No appliances. Tax Office Records may differ from actual (back porch enclosed/roofed, Pahili Rd. carport roofed, no 3rd bedroom). Great Location. Priced to sell today. **Region:** Metro **Neighborhood:** Nuuanu Area **Condition:** Fair, Needs Major Repair **Parking:** 2 Car, Carport **Total Parking:** 2 **View:** None **Frontage:** Pool: None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** [Maemae](#), [Kawananakoa](#), [Mckinley](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market