

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