

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

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

**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](#), [Kawanakoa](#), [Mckinley](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



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

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">2603 Stream Drive</a>	\$223   \$0   \$0	\$685,000	\$75,800	\$761,300	94%	1929 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
<a href="#">2603 Stream Drive</a>	\$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](#), [Kawanakoa](#), [Mckinley](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market