

**2351 Komo Mai Drive, Pearl City 96782 \* \$640,000**

|   |   |                                |
|---|---|--------------------------------|
| Sold Price: \$650,000   | Sold Date: 09-09-2020                             | Sold Ratio: 102%               |
| Beds: <b>3</b>  | MLS#: <b>202015419, FS</b>                        | Year Built: <b>1966</b>        |
| Bath: <b>1/1</b>  | Status: <b>Sold</b>                               | Remodeled:                     |
| Living Sq. Ft.: <b>1,224</b>                                  | List Date & DOM: <b>07-08-2020 &amp; 7</b>        | Total Parking: <b>1</b>        |
| Land Sq. Ft.: <b>7,410</b>                                    | Condition: <b>Average</b>                         | <a href="#">Assessed Value</a> |
| Lanai Sq. Ft.: <b>144</b>                                     | Frontage:   | Building: <b>\$70,000</b>      |
| Sq. Ft. Other: <b>180</b>                                     | Tax/Year: <b>\$177/2019</b>                       | Land: <b>\$616,300</b>         |
| Total Sq. Ft. <b>1,548</b>                                    | Neighborhood: <b>Pacific Palisades</b>            | Total: <b>\$686,300</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</b>                     | Frontage:   |                                |
| <a href="#">Zoning</a> : <b>05 - R-5 Residential District</b> | View: <b>Sunrise, Sunset</b>                      |                                |

**Public Remarks:** Great price for this 3 Bedroom, 1.5 Bath Home with large yard area (7,410 sf level lot). This Home is in good condition with great bones and is in need of updating to make it your own. Property is being sold in "As Is" Condition and sq ft differs from Tax Office Records. Please consider using Title Guaranty Escrow (King St Branch - Brandon Choi). Please submit Offers prior to 4pm Sunday (7/12/2020). Seller to review Offers on Monday (7/13/2020). **Sale Conditions:** None  
**Schools:** [Palisades](#), [Highlands](#), [Pearl City](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



| Address                             | Price                     | Bd & Bth | Living / Avg. | Land   Avg.  | DOM |
|-------------------------------------|---------------------------|----------|---------------|--------------|-----|
| <a href="#">2351 Komo Mai Drive</a> | <a href="#">\$640,000</a> | 3 & 1/1  | 1,224   \$523 | 7,410   \$86 | 7   |

| Address                             | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|-------------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">2351 Komo Mai Drive</a> | \$177   \$0   \$0   | \$616,300     | \$70,000          | \$686,300      | 93%   | 1966 & NA        |

| Address                             | Sold Price | Sold Date  | Sold Ratio | Original Ratio | Sold Terms |
|-------------------------------------|------------|------------|------------|----------------|------------|
| <a href="#">2351 Komo Mai Drive</a> | \$650,000  | 09-09-2020 | 102%       | 102%           | Cash       |

[2351 Komo Mai Drive](#) - MLS#: [202015419](#) - Great price for this 3 Bedroom, 1.5 Bath Home with large yard area (7,410 sf level lot). This Home is in good condition with great bones and is in need of updating to make it your own. Property is being sold in "As Is" Condition and sq ft differs from Tax Office Records. Please consider using Title Guaranty Escrow (King St Branch - Brandon Choi). Please submit Offers prior to 4pm Sunday (7/12/2020). Seller to review Offers on Monday (7/13/2020). **Region:** Pearl City **Neighborhood:** Pacific Palisades **Condition:** Average **Parking:** 3 Car+, Carport, Driveway **Total Parking:** 1 **View:** Sunrise, Sunset **Frontage:** Pool: None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** [Palisades](#), [Highlands](#), [Pearl City](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market