

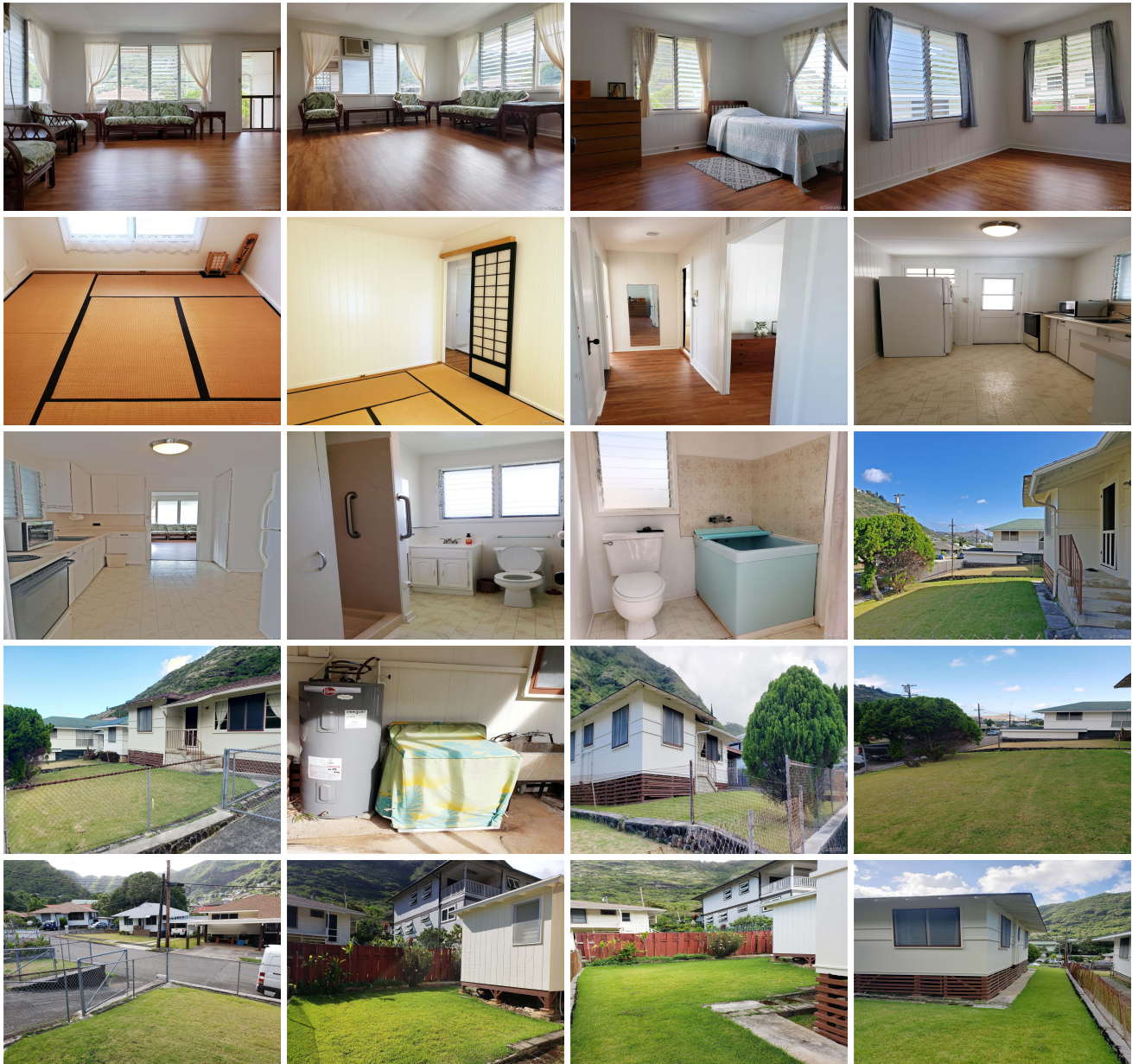
2228 Kauhana Street, Honolulu 96816 * \$797,000

Sold Price: \$815,000	Sold Date: 07-31-2020	Sold Ratio: 102%
Beds: 3	MLS#: <u>202015818, FS</u>	Year Built: 1946
Bath: 2/0	Status: Sold	Remodeled:
Living Sq. Ft.: 888	List Date & DOM: 07-08-2020 & 3	Total Parking: 2
Land Sq. Ft.: 5,004	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$66,200
Sq. Ft. Other: 54	Tax/Year: \$163/2019	Land: \$584,200
Total Sq. Ft. 942	Neighborhood: Palolo	Total: \$650,400
Maint./Assoc. \$0 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: One / No
Parking: 2 Car, 3 Car+, Boat, Carport, Driveway, Street	Frontage:	

[Zoning](#): **05 - R-5 Residential District**

View: **City, Diamond Head, Garden, Mountain, Sunrise**

Public Remarks: Charming well-maintained home on excellent-quiet street. Ideally oriented w/ gorgeous unobstructed mountain-sunrise/moon rise views, cool tradewinds & soft lighting. Although in absolute move-in condition, updating could really bring this property to its full potential. 2nd detached bath includes a Japanese-style furo. One bedrooms is currently a tatami room. The carport is deep enough for 4-car tandem parking or boat. Kahala Mall, Waialae Ave shops/restaurants, hospitals, schools & all conveniences just minutes away. Community resources includes a Palolo Valley Park, swimming pool, gym & recreation activities. Excellent value & rare opportunity in town at this price point. Serious pre-qualified buyers only please. Pricing is FIRM. Listed at appraised value & sold in as-is condition. **Sale Conditions:** None **Schools:** [Palolo](#), [Jarrett](#), [Kaimuki](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)





Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
2228 Kauhana Street	\$797,000	3 & 2/0	888 \$898	5,004 \$159	3

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2228 Kauhana Street	\$163 \$0 \$0	\$584,200	\$66,200	\$650,400	123%	1946 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
2228 Kauhana Street	\$815,000	07-31-2020	102%	102%	Cash 10000

[2228 Kauhana Street](#) - MLS#: [202015818](#) - Charming well-maintained home on excellent-quiet street. Ideally oriented w/ gorgeous unobstructed mountain-sunrise/moon rise views, cool tradewinds & soft lighting. Although in absolute move-in condition, updating could really bring this property to its full potential. 2nd detached bath includes a Japanese-style furo. One bedrooms is currently a tatami room. The carport is deep enough for 4-car tandem parking or boat. Kahala Mall, Waialae Ave shops/restaurants, hospitals, schools & all conveniences just minutes away. Community resources includes a Palolo Valley Park, swimming pool, gym & recreation activities. Excellent value & rare opportunity in town at this price point. Serious pre-qualified buyers only please. Pricing is FIRM. Listed at appraised value & sold in as-is condition. **Region:** Diamond Head **Neighborhood:** Palolo **Condition:** Above Average **Parking:** 2 Car, 3 Car+, Boat, Carport, Driveway, Street **Total Parking:** 2 **View:** City, Diamond Head, Garden, Mountain, Sunrise **Frontage:** **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** [Palolo](#), [Jarrett](#), [Kaimuki](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market