

1448 Kamehameha IV Road Unit B, Honolulu 96819 * \$899,000 * Originally \$988,000

Sold Price: \$899,000 Sold Date: 04-23-2021 Sold Ratio: 100%
 Beds: **6** MLS#: **202021713, FS** Year Built: **1932**
 Bath: **4/0** Status: **Sold** Remodeled: **1985**
 Living Sq. Ft.: **1,780** List Date & DOM: **09-02-2020 & 92** Total Parking: **10**
 Land Sq. Ft.: **9,734** Condition: **Fair, Needs Major Repair** [Assessed Value](#)
 Lanai Sq. Ft.: **0** Frontage: **Other** Building: **\$268,900**
 Sq. Ft. Other: **0** Tax/Year: **\$266/2019** Land: **\$764,600**
 Total Sq. Ft. **1,780** Neighborhood: **Kalihi-lower** Total: **\$1,033,500**
 Maint./Assoc. **\$0 / \$0** [Flood Zone](#): **Zone X - Tool** Stories / CPR: **One / No**
 Parking: **3 Car+, Carport, Driveway** Frontage: **Other**
[Zoning](#): **07 - R-3.5 Residential District** View: **None**

Public Remarks: PRICE ADJUSTMENT! Calling all developers, investors, and contractor's.. come restore these 3 charming homes to its full potential! Possible subdivide on R-3.5 Zoned flag lot - remodel and use for your investment, or rebuild your dream home and take advantage of the privacy tucked back from the main road. Main house - 3 bedroom, 1 bath, middle dwelling - 2 bedroom, 1 bath (original 3/1) and back unit - 1 bedroom with 1 bath. All with separate electric meters. Conveniently located and minutes away from grocery stores, restaurants, and freeway access. Sold in "AS IS" condition. Buyers to conduct their own due diligence. Number of rooms does not match tax records. DO NOT ENTER PROPERTY W OUT APPOINTMENT! Listing agent must be present, 24 hours notice please. **Sale Conditions:** None **Schools:** , , * [Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
1448 Kamehameha IV Road B	\$899,000	6 & 4/0	1,780 \$505	9,734 \$92	92

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1448 Kamehameha IV Road B	\$266 \$0 \$0	\$764,600	\$268,900	\$1,033,500	87%	1932 & 1985

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1448 Kamehameha IV Road B	\$899,000	04-23-2021	100%	91%	Conventional

[1448 Kamehameha IV Road B](#) - MLS#: **202021713** - Original price was \$988,000 - PRICE ADJUSTMENT! Calling all developers, investors, and contractor's.. come restore these 3 charming homes to its full potential! Possible subdivide on R-3.5 Zoned flag lot - remodel and use for your investment, or rebuild your dream home and take advantage of the privacy tucked back from the main road. Main house - 3 bedroom, 1 bath, middle dwelling - 2 bedroom, 1 bath (original 3/1) and back unit - 1 bedroom with 1 bath. All with separate electric meters. Conveniently located and minutes away from grocery stores, restaurants, and freeway access. Sold in "AS IS" condition. Buyers to conduct their own due diligence. Number of rooms does not match tax records. DO NOT ENTER PROPERTY W OUT APPOINTMENT! Listing agent must be present, 24 hours notice please. **Region:** Metro **Neighborhood:** Kalihi-lower **Condition:** Fair, Needs Major Repair **Parking:** 3 Car+, Carport, Driveway **Total Parking:** 10 **View:** None **Frontage:** Other **Pool:** None **Zoning:** 07 - R-3.5 Residential District **Sale Conditions:** None **Schools:** , , * [Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info](#)

DOM = Days on Market