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

Sold Date: 04-23-2021 Sold Ratio: 100% Sold Price: \$899,000 Beds: 6 MLS#: 202021713, FS Year Built: 1932 Status: Sold Bath: 4/0 Remodeled: 1985 Living Sq. Ft.: **1,780** List Date & DOM: 09-02-2020 & 92 Total Parking: 10

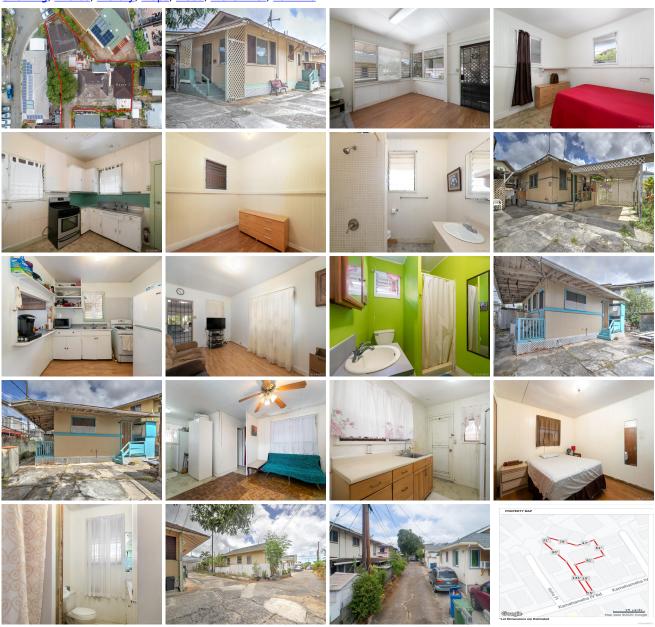
Condition: Fair, Needs Major Repair Land Sq. Ft.: 9,734 **Assessed Value** 

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.	I I	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