

2314 Waiomao Road, Honolulu 96816 * \$698,000 * Originally \$748,888

Sold Price: \$550,000	Sold Date: 06-22-2021	Sold Ratio: 79%
Beds: 2	MLS#: 202026921, FS	Year Built: 1962
Bath: 1/1	Status: Sold	Remodeled:
Living Sq. Ft.: 760	List Date & DOM: 10-10-2020 & 135	Total Parking: 0
Land Sq. Ft.: 10,008	Condition: Fair	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$75,100
Sq. Ft. Other: 0	Tax/Year: \$212/2020	Land: \$652,600
Total Sq. Ft. 760	Neighborhood: Palolo	Total: \$727,700
Maint./Assoc. \$0 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: One / No
Parking: Street	Frontage:	
Zoning : 05 - R-5 Residential District	View: Mountain	

Public Remarks: COZY 2 bedroom in lush green Palolo Valley with a half bath in enclosed laundry area. To be sold "AS IS". Many flowering plants and fruit trees. PLEASE CALL FOR DISCLOSURE BEFORE SCHEDULING A SHOWING PLEASE. Lister is Co-Trustee and beneficiary of the Trust that owns the property. ALL SHOWINGS will be compliant with current CDC, State and HBR guidelines with regards to COVID-19 which includes wearing Face Masks, Social Distancing and number of attendees. Lister to be present at all showings. **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
2314 Waiomao Road	\$698,000	2 & 1/1	760 \$918	10,008 \$70	135

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2314 Waiomao Road	\$212 \$0 \$0	\$652,600	\$75,100	\$727,700	96%	1962 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
2314 Waiomao Road	\$550,000	06-22-2021	79%	73%	Conventional

[2314 Waiomao Road](#) - MLS#: [202026921](#) - Original price was \$748,888 - COZY 2 bedroom in lush green Palolo Valley with a half bath in enclosed laundry area. To be sold "AS IS". Many flowering plants and fruit trees. PLEASE CALL FOR DISCLOSURE BEFORE SCHEDULING A SHOWING PLEASE. Lister is Co-Trustee and beneficiary of the Trust that owns the property. ALL SHOWINGS will be compliant with current CDC, State and HBR guidelines with regards to COVID-19 which includes wearing Face Masks, Social Distancing and number of attendees. Lister to be present at all showings. **Region:** Diamond Head **Neighborhood:** Palolo **Condition:** Fair **Parking:** Street **Total Parking:** 0 **View:** Mountain **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