

1645 Ala Lani Street, Honolulu 96819 * \$799,000

Sold Price: \$865,000	Sold Date: 01-14-2021	Sold Ratio: 108%
Beds: 3	MLS#: 202029270, FS	Year Built: 1970
Bath: 2/0	Status: Sold	Remodeled: 2006
Living Sq. Ft.: 1,210	List Date & DOM: 11-17-2020 & 7	Total Parking: 2
Land Sq. Ft.: 6,002	Condition: Average, Fair	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$130,600
Sq. Ft. Other: 0	Tax/Year: \$212/2020	Land: \$697,100
Total Sq. Ft. 1,210	Neighborhood: Moanalua Valley	Total: \$827,700
Maint./Assoc. \$0 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: Two / No
Parking: 2 Car, Carport, Driveway, Street	Frontage:	
Zoning : 05 - R-5 Residential District	View: City	

Public Remarks: A contractor/handy man's opportunity in a great quiet desirable neighborhood and great school district! You will be able to expand and/or to finish up the basement for additional living area on this spacious lot. The unlimited potential limited by your imagination! Post and pier construction for easy access and single wall construction. Great views from living room of the Moanalua Valley. The bedrooms and baths are quite spacious but needs your special touches. Kitchen was remodeled in 2006 and Tent Fumigation recently completed on October 28, 2020. Buyer to do due diligence. Property is being sold strictly "as-is, where-is" in its entirety, Seller to do no repairs. Shown by appointment only. **Sale Conditions:** None **Schools:** [Red Hill](#), [Moanalua](#), [Moanalua](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
1645 Ala Lani Street	\$799,000	3 & 2/0	1,210 \$660	6,002 \$133	7

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1645 Ala Lani Street	\$212 \$0 \$0	\$697,100	\$130,600	\$827,700	97%	1970 & 2006

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1645 Ala Lani Street	\$865,000	01-14-2021	108%	108%	Conventional 0

[1645 Ala Lani Street](#) - MLS#: [202029270](#) - A contractor/handy man's opportunity in a great quiet desirable neighborhood and great school district! You will be able to expand and/or to finish up the basement for additional living area on this spacious lot. The unlimited potential limited by your imagination! Post and pier construction for easy access and single wall construction. Great views from living room of the Moanalua Valley. The bedrooms and baths are quite spacious but needs your special touches. Kitchen was remodeled in 2006 and Tent Fumigation recently completed on October 28, 2020. Buyer to do due diligence. Property is being sold strictly "as-is, where-is" in its entirety, Seller to do no repairs. Shown by appointment only. **Region:** Metro **Neighborhood:** Moanalua Valley **Condition:** Average, Fair **Parking:** 2 Car, Carport, Driveway, Street **Total Parking:** 2 **View:** City **Frontage:** Pool: None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** [Red Hill](#), [Moanalua](#), [Moanalua](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market