41-523 Humuniki Street, Waimanalo 96795 * \$810,000 * Originally \$755,000

Sold Date: 03-16-2021 Sold Ratio: 97% Sold Price: \$789,000 Beds: 3 MLS#: 202100313, FS Year Built: 1970 Bath: 2/1 Status: Sold Remodeled: 2018 Living Sq. Ft.: 912 List Date & DOM: 01-06-2021 & 7 Total Parking: 2 Land Sq. Ft.: **6,651** Condition: Average **Assessed Value** Lanai Sq. Ft.: 0 Frontage: Building: \$141,700 Sq. Ft. Other: 437 Tax/Year: \$30/2020 Land: \$525,000 Total Sq. Ft. 1,349 Neighborhood: Waimanalo Total: \$666,700

Parking: **3 Car+, Carport, Street** Frontage:

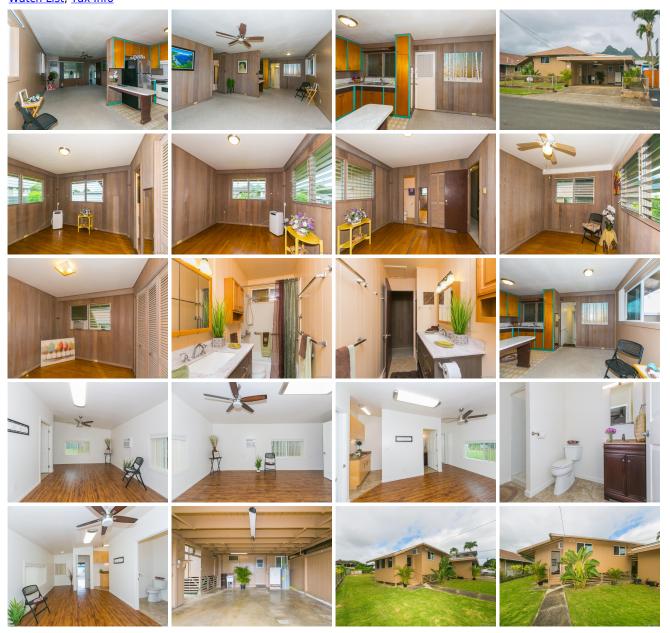
Maint./Assoc. **\$0 / \$0**

Zoning: 05 - R-5 Residential District View: Mountain

Public Remarks: Fantastic opportunity to buy this partially remodeled home in Waimanalo. Located on ample sized lot, the main part of home offers a 3 bdrm 1.5 bath that is ready for your finishing touches. The majority of the renovations were done in 2018 - new roof, new sewer line, bathroom upgrades, & exterior paint. The permitted enclosed patio area was also upgraded to provide an additional living area which could be perfect for extended family living. Expansion possibilities are countless with the spacious back yard which could accommodate the gorgeous Koolau mountain backdrop that Waimanalo offers. Just minutes away from Kailua Town & the breathtaking beaches the windward side of the island offers, this home is a great buy for that special family! **Sale Conditions:** None **Schools:** , ,* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Flood Zone: Zone X - Tool

Stories / CPR: One / No









Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
41-523 Humuniki Street	\$810,000	3 & 2/1	912 \$888	6,651 \$122	7

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
41-523 Humuniki Street	\$30 \$0 \$0	\$525,000	\$141,700	\$666,700	121%	1970 & 2018

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
41-523 Humuniki Street	\$789,000	03-16-2021	97%	105%	Conventional

41-523 Humuniki Street - MLS#: 202100313 - Original price was \$755,000 - Fantastic opportunity to buy this partially remodeled home in Waimanalo. Located on ample sized lot, the main part of home offers a 3 bdrm 1.5 bath that is ready for your finishing touches. The majority of the renovations were done in 2018 - new roof, new sewer line, bathroom upgrades, & exterior paint. The permitted enclosed patio area was also upgraded to provide an additional living area which could be perfect for extended family living. Expansion possibilities are countless with the spacious back yard which could accommodate the gorgeous Koolau mountain backdrop that Waimanalo offers. Just minutes away from Kailua Town & the breathtaking beaches the windward side of the island offers, this home is a great buy for that special family! Region: Kailua Neighborhood: Waimanalo Condition: Average Parking: 3 Car+, Carport, Street Total Parking: 2 View: Mountain Frontage: Pool: None Zoning: 05 - R-5 Residential District Sale Conditions: None Schools: , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market