## 2406 Aniuniu Street, Pearl City 96782 \* \$725,000

Beds: 3 MLS#: 202100691, FS Year Built: 1966 Bath: **1/1** Status: Expired Remodeled: Living Sq. Ft.: 1,558 List Date & DOM: 01-11-2021 & 9 Total Parking: 4 Land Sq. Ft.: 5,832 Condition: Average **Assessed Value** Lanai Sq. Ft.: 0 Frontage: Other Building: \$137,400 Sq. Ft. Other: 0 Tax/Year: \$165/2020 Land: \$593,700 Total Sq. Ft. **1,558** Neighborhood: Pacific Palisades Total: \$731,100 Maint./Assoc. \$0 / \$0 Flood Zone: Zone D - Tool Stories / CPR: One / No

Parking: **3 Car+, Carport, Driveway, Garage** Frontage: **Other** 

Zoning: 05 - R-5 Residential District View: City, Coastline

**Public Remarks:** Very thoughtfully configured home with great bones; perfect for entertaining; tons of storage; two-car garage plus carport area in front of home and driveway parking; fruit trees galore: mango, lychee, tangerine, orange; 22-panel photovoltaic system (owned) plus solar water heater; additional inclusions are standing freezer and electric awning. Trustee is unable to provide first-hand disclosure, but has documents to share, including professional building permit package, building inspection report, survey map and report; Property to be conveyed in absolutely as is condition: no cleaning, no credits, no repairs. Priced way below January 2021 appraisal of \$805,000 (also available for review). ALL OFFERS DUE BY 4:00 P.M. ON JANUARY 18. **Sale Conditions:** None **Schools:** Palisades, Highlands, Pearl City \* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	DOM
2406 Aniuniu Street	\$725,000	3 & 1/1	1,558   \$465	5,832   \$124	9

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2406 Aniuniu Street	\$165   \$0   \$0	\$593,700	\$137,400	\$731,100	99%	1966 & NA

2406 Aniuniu Street - MLS#: 202100691 - Very thoughtfully configured home with great bones; perfect for entertaining; tons of storage; two-car garage plus carport area in front of home and driveway parking; fruit trees galore: mango, lychee, tangerine, orange; 22-panel photovoltaic system (owned) plus solar water heater; additional inclusions are standing freezer and electric awning. Trustee is unable to provide first-hand disclosure, but has documents to share, including professional building permit package, building inspection report, survey map and report; Property to be conveyed in absolutely as is condition: no cleaning, no credits, no repairs. Priced way below January 2021 appraisal of \$805,000 (also available for review). ALL OFFERS DUE BY 4:00 P.M. ON JANUARY 18. **Region:** Pearl City **Neighborhood:** Pacific Palisades **Condition:** Average **Parking:** 3 Car+, Carport, Driveway, Garage **Total Parking:** 4 **View:** City, Coastline **Frontage:** Other **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** Palisades, Highlands, Pearl City \* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market