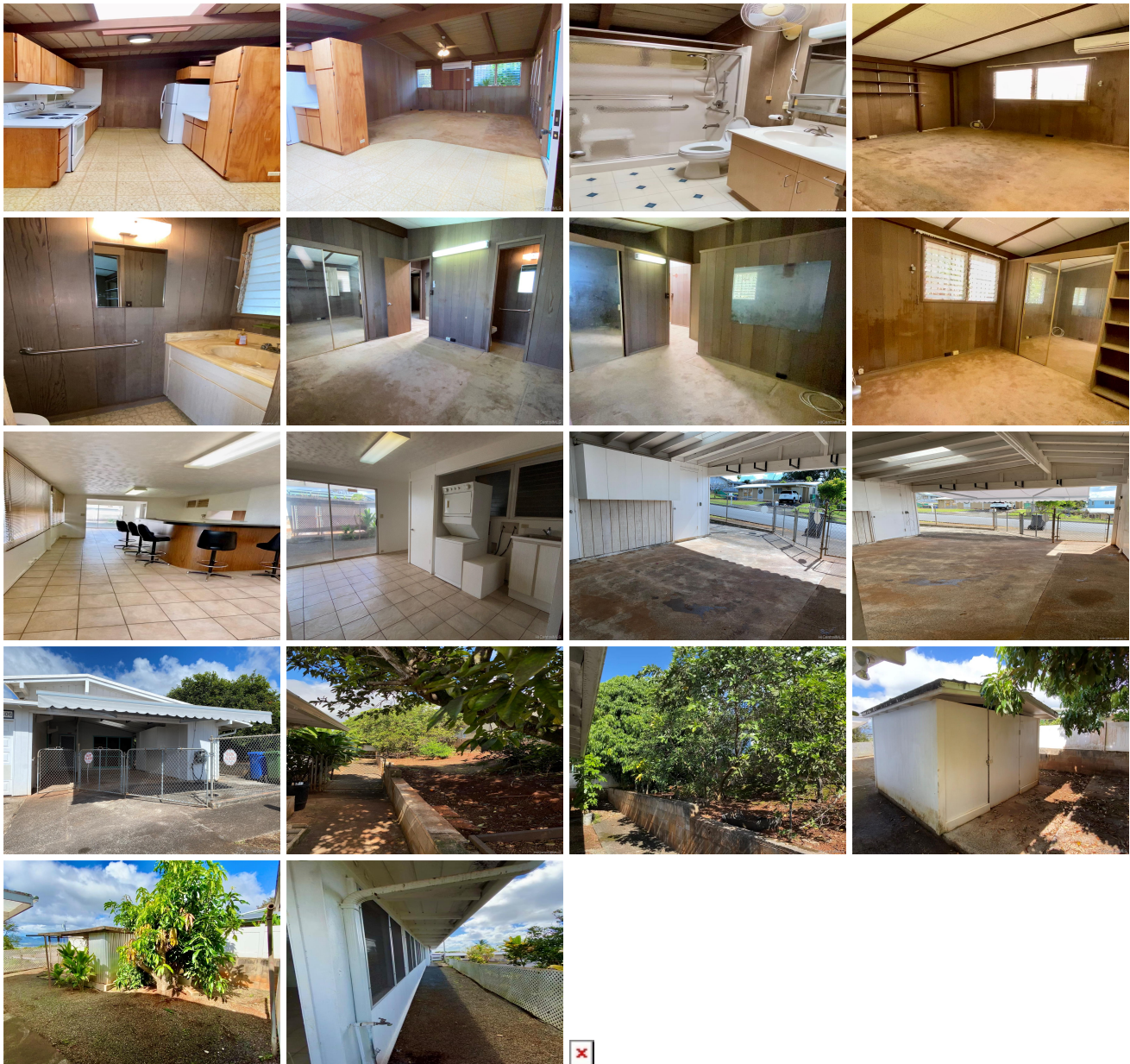


2406 Aniuniu Street, Pearl City 96782 * \$725,000

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
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2406 Aniuniu Street	\$725,000	3 & 1/1	1,558 \$465	5,832 \$124	9
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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						
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DOM = Days on Market