

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

Bed(s): <b>3</b>	MLS#: <b>202100691</b> , FS	Year Built: <b>1966</b>
Bath: <b>1/1</b>	Status: <b>Expired</b>	Remodeled:
Living Sq. Ft.: <b>1,558</b>	List Date & DOM: <b>01-11-2021 &amp; 9</b>	Total Parking: <b>4</b>
Land Sq. Ft.: <b>5,832</b>	Condition: <b>Average</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>0</b>	Frontage: <b>Other</b>	Building: <b>\$137,400</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$165/2020</b>	Land: <b>\$593,700</b>
Total Sq. Ft. <b>1,558</b>	Neighborhood: <b>Pacific Palisades</b>	Total: <b>\$731,100</b>
Maint./Assoc. <b>\$0 / \$0</b>	<a href="#">Flood Zone:</a> <b>Zone D - Tool</b>	Stories / CPR: <b>One / No</b>
Parking: <b>3 Car+, Carport, Driveway, Garage</b>	Frontage: <b>Other</b>	
<a href="#">Zoning:</a> <b>05 - R-5 Residential District</b>	View: <b>City, Coastline</b>	

**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
<a href="#">2406 Aniuniu Street</a>	<a href="#">\$725,000</a>	3 & 1/1	1,558   \$465	5,832   \$124	9

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">2406 Aniuniu Street</a>	\$165   \$0   \$0	\$593,700	\$137,400	\$731,100	99%	1966 & NA

**2406 Anjuniu 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