7537 Puumahoe Place, Honolulu 96825 * $1,090,000

Sold Price:	$1,228,000	Sold Date:	04-13-2021	Sold Ratio:	113%
Beds:	**3**	MLS#:	**202100903, FS**	Year Built:	**1973**
Bath:	**2/1**	Status:	**Sold**	Remodeled:	**1980**
Living Sq. Ft.:	**1,560**	List Date & DOM:	**02-02-2021** & **9**	Total Parking:	**2**
Land Sq. Ft.:	**5,455**	Condition:	**Above Average, Excellent**	Assessed Value	
Lanai Sq. Ft.:	**88**	Frontage:		Building:	**$192,500**
Sq. Ft. Other:	**144**	Tax/Year:	**$233/2020**	Land:	**$705,700**
Total Sq. Ft.	**1,792**	Neighborhood:	**Kalama Valley**	Total:	**$898,200**
Maint./Assoc.	**$0 / $14**	Flood Zone:	**Zone D - Tool**	Stories / CPR:	**Two / No**
Parking:	**2 Car, Driveway, Garage, Street**	Frontage:			
Zoning:	**05 - R-5 Residential District**	View:	**Garden**		

Public Remarks: Well-maintained home in Kalama Valley! Located on a quiet cul-de-sac street, updates to this home include a renovated kitchen and baths, updated windows throughout, luxury vinyl plank flooring, popcorn ceiling removed, several interior doors replaced, and recessed lights. Master bedroom features vaulted ceilings and a walk in closet. The spacious back yard area is a big plus, lots of room to run, and sprinkler system. Garage has a large bonus storage area too! Covered entry provides an inviting space. Home has good natural ventilation as well as 2 attic fans. **Sale Conditions:** None **Schools:** Kamiloiki, Niu Valley, Kaiser * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
7537 Puumahoe Place	$1,090,000	3 & 2/1	1,560 | $699	5,455 | $200	9

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
7537 Puumahoe Place	$233 | $0 | $14	$705,700	$192,500	$898,200	121%	1973 & 1980

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
7537 Puumahoe Place	$1,228,000	04-13-2021	113%	113%	Conventional

7537 Puumahoe Place - MLS#: 202100903 - Well-maintained home in Kalama Valley! Located on a quiet cul-de-sac street, updates to this home include a renovated kitchen and baths, updated windows throughout, luxury vinyl plank flooring, popcorn ceiling removed, several interior doors replaced, and recessed lights. Master bedroom features vaulted ceilings and a walk in closet. The spacious back yard area is a big plus, lots of room to run, and sprinkler system. Garage has a large bonus storage area too! Covered entry provides an inviting space. Home has good natural ventilation as well as 2 attic fans. **Region:** Hawaii Kai **Neighborhood:** Kalama Valley **Condition:** Above Average, Excellent **Parking:** 2 Car, Driveway, Garage, Street **Total Parking:** 2 **View:** Garden **Frontage: Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** Kamiloiki, Niu Valley, Kaiser * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market