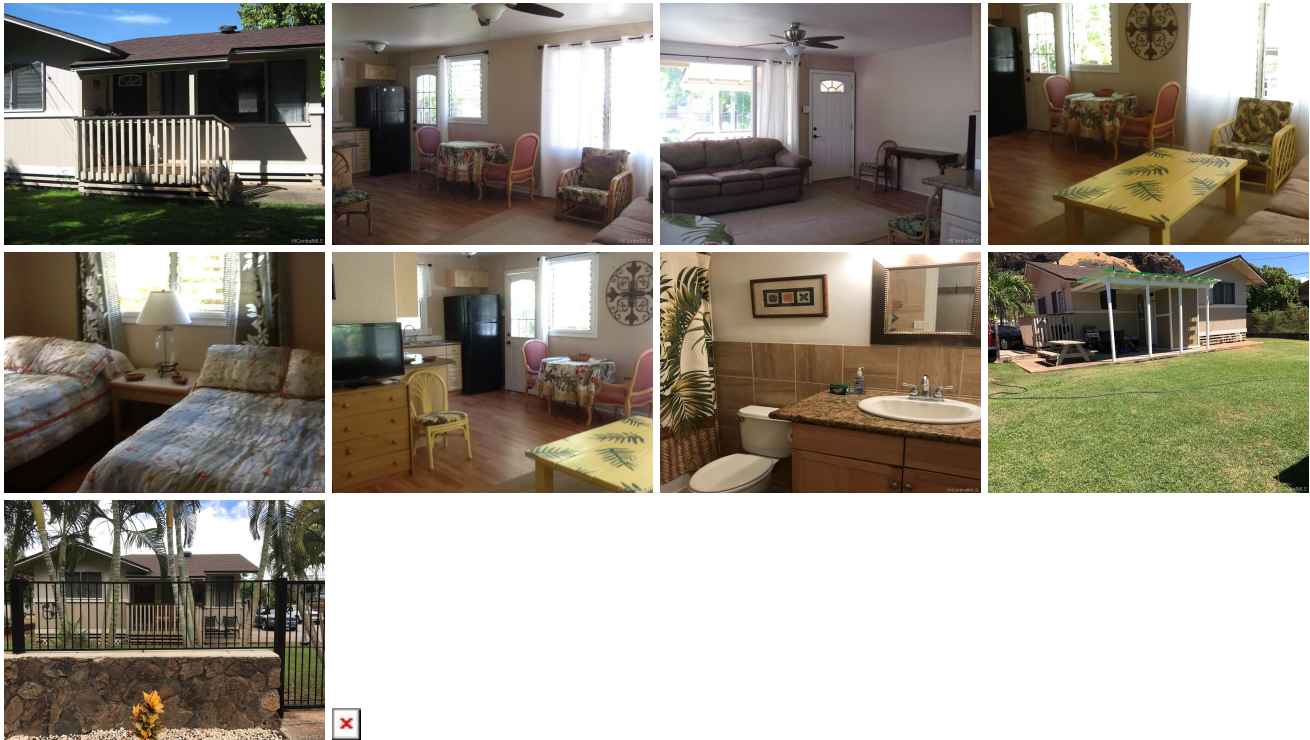


## **84-255 Holt Street, Waianae 96792 \* \$755,000 \* Originally \$825,000**

|                                                                 |                                                   |                                |
|-----------------------------------------------------------------|---------------------------------------------------|--------------------------------|
| Sold Price: \$730,000                                           | Sold Date: 06-16-2021                             | Sold Ratio: 97%                |
| Beds: <b>5</b>                                                  | MLS#: <b><u>202104435</u>, FS</b>                 | Year Built: <b>1963</b>        |
| Bath: <b>2/0</b>                                                | Status: <b>Sold</b>                               | Remodeled: <b>2007</b>         |
| Living Sq. Ft.: <b>1,240</b>                                    | List Date & DOM: <b>02-20-2021 &amp; 42</b>       | Total Parking: <b>5</b>        |
| Land Sq. Ft.: <b>8,964</b>                                      | Condition: <b>Above Average</b>                   | <a href="#">Assessed Value</a> |
| Lanai Sq. Ft.: <b>0</b>                                         | Frontage: <b>Other</b>                            | Building: <b>\$98,100</b>      |
| Sq. Ft. Other: <b>0</b>                                         | Tax/Year: <b>\$240/2020</b>                       | Land: <b>\$511,400</b>         |
| Total Sq. Ft. <b>1,240</b>                                      | Neighborhood: <b>Makaha</b>                       | Total: <b>\$609,500</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+, Boat, Driveway, Street</b>                  | Frontage: <b>Other</b>                            |                                |
| <a href="#">Zoning</a> : <b>03 - R10 - Residential District</b> | View: <b>Mountain</b>                             |                                |

**Public Remarks:** \$70,000.00 price reduction. Amazing Location with Two legal detached Homes on a large fully gated, last beach loop property in Makaha. Main home is 3/1 and back home consists of a 2/1 ceramic tile and carpet flooring, with granite counter tops through out front home. Front house has tank less water heater. Just one block from Makaha Surfing Beach. Very well taken care of. **Sale Conditions:** None **Schools:** [Makaha](#), [Waianae](#), [Waianae](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



| Address                            | Price            | Bd & Bth | Living / Avg. | Land   Avg.  | DOM |
|------------------------------------|------------------|----------|---------------|--------------|-----|
| <a href="#">84-255 Holt Street</a> | <b>\$755,000</b> | 5 & 2/0  | 1,240   \$609 | 8,964   \$84 | 42  |

| Address                            | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|------------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">84-255 Holt Street</a> | \$240   \$0   \$0   | \$511,400     | \$98,100          | \$609,500      | 124%  | 1963 & 2007      |

| Address                            | Sold Price | Sold Date  | Sold Ratio | Original Ratio | Sold Terms        |
|------------------------------------|------------|------------|------------|----------------|-------------------|
| <a href="#">84-255 Holt Street</a> | \$730,000  | 06-16-2021 | 97%        | 88%            | Conventional 7500 |

**84-255 Holt Street** - MLS#: **202104435** - Original price was \$825,000 - \$70,000.00 price reduction. Amazing Location with Two legal detached Homes on a large fully gated, last beach loop property in Makaha. Main home is 3/1 and back home consists of a 2/1 ceramic tile and carpet flooring, with granite counter tops through out front home. Front house has tank less water heater. Just one block from Makaha Surfing Beach. Very well taken care of. **Region:** Leeward **Neighborhood:** Makaha **Condition:** Above Average **Parking:** 3 Car+, Boat, Driveway, Street **Total Parking:** 5 **View:** Mountain **Frontage:** Other **Pool:** None **Zoning:** 03 - R10 - Residential District **Sale Conditions:** None **Schools:** [Makaha](#), [Waianae](#), [Waianae](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market