3524 Makanui Place, Honolulu 96816 * $889,000

Sold Price: $900,000	Sold Date: 05-26-2021	Sold Ratio: 101%
Beds: **3**	MLS#: **202106657, FS**	Year Built: **1951**
Bath: **1/1**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **954**	List Date & DOM: **04-01-2021** & **7**	Total Parking: **2**
Land Sq. Ft.: **5,198**	Condition: **Average**	Assessed Value
Lanai Sq. Ft.: **0**	Frontage:	Building: **$145,800**
Sq. Ft. Other: **355**	Tax/Year: **$216/2020**	Land: **$595,800**
Total Sq. Ft. **1,309**	Neighborhood: **Palolo**	Total: **$741,600**
Maint./Assoc. **$0 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **One / No**
Parking: **2 Car, Garage**	Frontage:	
Zoning: **05 - R-5 Residential District**	View: **Mountain**	

Public Remarks: Seldom available corner lot home in quiet neighborhood on dead end street off of 10th Avenue. Entirely level lot of over 5000+ sq ft. Great location in Palolo Valley conveniently located close to all the conveniences of town living. Specially ENJOY THE COOL BREEZES OF THE VALLEY! Two car carport with completely enclosed yard. House needs some repairs (built in 1951, occupied by the same family). Enclosed patio (no permit) can be used as an additional bedroom or office. Actual sq ft is different with Tax Office. All information deemed reliable but must be verified by buyer. Will be sold in "As Is" "Where Is" Condition. Termite tented 3/25/2021. Listor is related to owners. Vacant, Easy to show. **Sale Conditions:** None **Schools:** Palolo, Jarrett, Kaimuki * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info




Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
3524 Makanui Place	$889,000	3 & 1/1	954 | $932	5,198 | $171	7

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
3524 Makanui Place	$216 | $0 | $0	$595,800	$145,800	$741,600	120%	1951 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
3524 Makanui Place	$900,000	05-26-2021	101%	101%	Conventional 11000

3524 Makanui Place - MLS#: 202106657 - Seldom available corner lot home in quiet neighborhood on dead end street off of 10th Avenue. Entirely level lot of over 5000+ sq ft. Great location in Palolo Valley conveniently located close to all the conveniences of town living. Specially ENJOY THE COOL BREEZES OF THE VALLEY! Two car carport with completely enclosed yard. House needs some repairs (built in 1951, occupied by the same family). Enclosed patio (no permit) can be used as an additional bedroom or office. Actual sq ft is different with Tax Office. All information deemed reliable but must be verified by buyer. Will be sold in "As Is" "Where Is" Condition. Termite tented 3/25/2021. Listor is related to owners. Vacant, Easy to show. **Region:** Diamond Head **Neighborhood:** Palolo **Condition:** Average **Parking:** 2 Car, Garage **Total Parking:** 2 **View:** Mountain **Frontage: Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** Palolo, Jarrett, Kaimuki * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market