

1311 Wilhelmina Rise, Honolulu 96816 * \$852,500

Sold Price: \$960,000	Sold Date: 04-15-2021	Sold Ratio: 113%
Beds: 2	MLS#: <u>202107543</u>, FS	Year Built: 1925
Bath: 1/0	Status: Sold	Remodeled: 1940
Living Sq. Ft.: 832	List Date & DOM: 03-23-2021 & 9	Total Parking: 1
Land Sq. Ft.: 5,625	Condition: Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$55,700
Sq. Ft. Other: 0	Tax/Year: \$234/2020	Land: \$745,900
Total Sq. Ft. 832	Neighborhood: Wilhelmina	Total: \$801,600
Maint./Assoc. \$0 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: Basement, One / No
Parking: 1 Car	Frontage:	
Zoning : 05 - R-5 Residential District	View: Mountain	

Public Remarks: Quintessential Kaimuki/Wilhelmimina cottage featuring a sun room double-hung windows, high ceilings, moldings and built-in cabinets...all located in lower Wilhelmina biking or walking distance to eateries and shops. Large, usable lot with fruiting mango tree and a huge basement/workshop under the home. Electrical and fixtures updated in 2014, Interior painting (approx. 4 years ago), New roof 2017. Tented in 2020. Driveway to the left of home is an easement for the back home. DO NOT PARK IN OR BLOCK THE DRIVEWAY. One parking spot is location directly behind the home adjacent the the stairs. OCCUPIED. **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)





Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
1311 Wilhelmina Rise	\$852,500	2 & 1/0	832 \$1,025	5,625 \$152	9

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1311 Wilhelmina Rise	\$234 \$0 \$0	\$745,900	\$55,700	\$801,600	106%	1925 & 1940

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1311 Wilhelmina Rise	\$960,000	04-15-2021	113%	113%	Cash

[1311 Wilhelmina Rise](#) - MLS#: [202107543](#) - Quintessential Kaimuki/Wilhelmimina cottage featuring a sun room double-hung windows, high ceilings, moldings and built-in cabinets...all located in lower Wilhelmina biking or walking distance to eateries and shops. Large, usable lot with fruiting mango tree and a huge basement/workshop under the home. Electrical and fixtures updated in 2014, Interior painting (approx. 4 years ago), New roof 2017. Tented in 2020. Driveway to the left of home is an easement for the back home. DO NOT PARK IN OR BLOCK THE DRIVEWAY. One parking spot is location directly behind the home adjacent the the stairs. OCCUPIED. **Region:** Diamond Head **Neighborhood:** Wilhelmina **Condition:** Average **Parking:** 1 Car **Total Parking:** 1 **View:** Mountain **Frontage:** Pool: None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market