6001 Elelupe Place, Honolulu 96821 * \$800,000

Sold Price: \$815,000 Sold Date: 06-10-2021 Sold Ratio: 102% Beds: 4 MLS#: **202107705**, FS Year Built: **1972** Bath: 3/0 Status: Sold Remodeled: 1982 Total Parking: 2 Living Sq. Ft.: **1,594** List Date & DOM: **05-05-2021** & **22**

Needs Major

Land Sq. Ft.: 9,054 Condition: Repair, Tear **Assessed Value**

Down

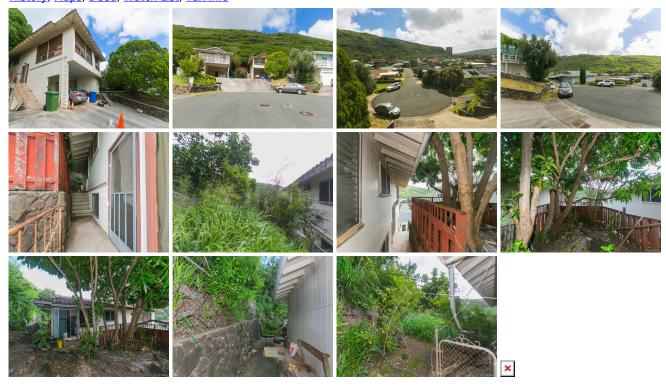
Lanai Sq. Ft.: 0 Frontage: Other Building: \$186,300 Sq. Ft. Other: 0 Land: \$695,300 Tax/Year: **\$257/2020** Total Sq. Ft. **1,594** Neighborhood: Kuliouou Total: \$881,600

Stories / CPR: Basement, Two / No Maint./Assoc. \$0 / \$0 Flood Zone: Zone D - Tool

Parking: 2 Car, Carport, Driveway, Street Frontage: Other

Zoning: 05 - R-5 Residential District View: Mountain, Ocean

Public Remarks: A tear-down in premium area of Kuliouou w/underground electricity. Priced per appraised LAND value of July 2020 by Stellmacher and Sadoyama, LTD. It's east facing hillside location offers DISTANT VIEWS OF KOKO HEAD AND A GLIMPSE OF THE OCEAN. Hollow tile foundation/basement. Extensive damage in upper level. Wood rot, termites, holes in roof, water intrusion, flooring, ceiling, all fixtures. Plumbing & electrical systems, boundary walls & fences need repair. Dwelling deemed "no value". The rear hillside has experienced rock/soil slides onto property. Property to be sold AS IS; no warranties. Seller will not pay for any reports/repairs. Survey available. Due to safety concerns, pls do not enter property without listing agent's permission. Interior showing to the serious only. Sale Conditions: None Schools: , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info



Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
6001 Elelupe Place	\$800,000	4 & 3/0	1,594 \$502	9,054 \$88	22

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
6001 Elelupe Place	\$257 \$0 \$0	\$695,300	\$186,300	\$881,600	91%	1972 & 1982

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
6001 Elelupe Place	\$815,000	06-10-2021	102%	102%	Cash 0

6001 Elelupe Place - MLS#: 202107705 - A tear-down in premium area of Kuliouou w/underground electricity. Priced per appraised LAND value of July 2020 by Stellmacher and Sadoyama, LTD. It's east facing hillside location offers DISTANT VIEWS OF KOKO HEAD AND A GLIMPSE OF THE OCEAN. Hollow tile foundation/basement. Extensive damage in upper level. Wood rot, termites, holes in roof, water intrusion, flooring, ceiling, all fixtures. Plumbing & electrical systems, boundary walls & fences need repair. Dwelling deemed "no value". The rear hillside has experienced rock/soil slides onto property. Property to be sold AS IS; no warranties. Seller will not pay for any reports/repairs. Survey available. Due to safety concerns, pls do not enter property without listing agent's permission. Interior showing to the serious only. **Region:** Diamond Head **Neighborhood:** Kuliouou **Condition:** Needs Major Repair, Tear Down **Parking:** 2 Car, Carport, Driveway, Street **Total Parking:** 2 **View:** Mountain, Ocean **Frontage:** Other **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