1663 Kuahaka Street, Pearl City 96782 * $650,000

Sold Price:	$780,000	Sold Date:	08-09-2021	Sold Ratio:	120%
Beds:	**4**	MLS#:	**202109156, FS**	Year Built:	**1970**
Bath:	**2/0**	Status:	**Sold**	Remodeled:	
Living Sq. Ft.:	**2,018**	List Date & DOM:	**06-16-2021** & **12**	Total Parking:	**2**
Land Sq. Ft.:	**6,328**	Condition:	**Needs Major Repair**	Assessed Value	
Lanai Sq. Ft.:	**120**	Frontage:	**Other**	Building:	**$168,300**
Sq. Ft. Other:	**0**	Tax/Year:	**$216/2021**	Land:	**$667,300**
Total Sq. Ft.	**2,138**	Neighborhood:	**Pearl City-upper**	Total:	**$835,600**
Maint./Assoc.	**$0 / $0**	Flood Zone:	**Zone D - Tool**	Stories / CPR:	**Two / No**
Parking:	**2 Car, Carport, Street**	Frontage:	**Other**		
Zoning:	**05 - R-5 Residential District**	View:	**Mountain, Ocean**		

Public Remarks: A Diamond in the Rough! This 2,018 SF 4-Bed, 2-Bath home on a large 6,328 SF lot in this well established Pearl City neighborhood is waiting for you to return it to it's former glory. Create a sanctuary where your family can feel safe and secure for years to come and make lifetime memories. Conveniently located near schools, parks, bus line, shopping and restaurants. Priced below the 2021 assessed land value of $667,300. Will be sold As-Is condition. Offer's due Thurs. 6/24/21 at 5pm. **Sale Conditions:** None **Schools:** Manana, Highlands, Pearl City * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
1663 Kuahaka Street	$650,000	4 & 2/0	2,018 | $322	6,328 | $103	12

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1663 Kuahaka Street	$216 | $0 | $0	$667,300	$168,300	$835,600	78%	1970 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1663 Kuahaka Street	$780,000	08-09-2021	120%	120%	Cash

1663 Kuahaka Street - MLS#: 202109156 - A Diamond in the Rough! This 2,018 SF 4-Bed, 2-Bath home on a large 6,328 SF lot in this well established Pearl City neighborhood is waiting for you to return it to it's former glory. Create a sanctuary where your family can feel safe and secure for years to come and make lifetime memories. Conveniently located near schools, parks, bus line, shopping and restaurants. Priced below the 2021 assessed land value of $667,300. Will be sold As-Is condition. Offer's due Thurs. 6/24/21 at 5pm. **Region:** Pearl City **Neighborhood:** Pearl City-upper **Condition:** Needs Major Repair **Parking:** 2 Car, Carport, Street **Total Parking:** 2 **View:** Mountain, Ocean **Frontage:** Other **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** Manana, Highlands, Pearl City * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market