

## **851 Kalanipuu Street, Honolulu 96825 \* \$995,000**

|                                                               |                                                   |                                |
|---------------------------------------------------------------|---------------------------------------------------|--------------------------------|
| Sold Price: \$1,078,000                                       | Sold Date: 06-17-2021                             | Sold Ratio: 108%               |
| Beds: <b>3</b>                                                | MLS#: <b><u>202110357</u>, FS</b>                 | Year Built: <b>1970</b>        |
| Bath: <b>2/0</b>                                              | Status: <b>Sold</b>                               | Remodeled:                     |
| Living Sq. Ft.: <b>1,444</b>                                  | List Date & DOM: <b>05-01-2021 &amp; 2</b>        | Total Parking: <b>4</b>        |
| Land Sq. Ft.: <b>6,000</b>                                    | Condition: <b>Average</b>                         | <a href="#">Assessed Value</a> |
| Lanai Sq. Ft.: <b>0</b>                                       | Frontage: <b>Other</b>                            | Building: <b>\$234,300</b>     |
| Sq. Ft. Other: <b>0</b>                                       | Tax/Yr: <b>\$267/2021</b>                         | Land: <b>\$756,000</b>         |
| Total Sq. Ft. <b>1,444</b>                                    | Neighborhood: <b>Koko Head Terrace</b>            | Total: <b>\$990,300</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+, Carport, Driveway, Street</b>             | Frontage: <b>Other</b>                            |                                |
| <a href="#">Zoning</a> : <b>05 - R-5 Residential District</b> | View: <b>Garden, Mountain, Sunset</b>             |                                |

**Public Remarks:** One story level home with easy access. Flexible floor plan with 3 bedrooms and den. Wide street with ample parking. High open beam ceilings in all rooms. Excellent cross-through ventilation. Level back yard. Popular Koko Head Terrace, near bus line and shopping centers. Excellent opportunity to acquire a detached single family home on a 6,000 sf lot with no community association and maintenance fees. **Sale Conditions:** None **Schools:** [Kamiloiki](#), [Niu Valley](#), [Kaiser](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



| Address                              | Price            | Bd & Bth | Living / Avg. | Land   Avg.   | DOM |
|--------------------------------------|------------------|----------|---------------|---------------|-----|
| <a href="#">851 Kalanipuu Street</a> | <b>\$995,000</b> | 3 & 2/0  | 1,444   \$689 | 6,000   \$166 | 2   |

| Address                              | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|--------------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">851 Kalanipuu Street</a> | \$267   \$0   \$0   | \$756,000     | \$234,300         | \$990,300      | 100%  | 1970 & NA        |

| Address                              | Sold Price  | Sold Date  | Sold Ratio | Original Ratio | Sold Terms   |
|--------------------------------------|-------------|------------|------------|----------------|--------------|
| <a href="#">851 Kalanipuu Street</a> | \$1,078,000 | 06-17-2021 | 108%       | 108%           | Conventional |

**851 Kalanipuu Street** - MLS#: **202110357** - One story level home with easy access. Flexible floor plan with 3 bedrooms and den. Wide street with ample parking. High open beam ceilings in all rooms. Excellent cross-through ventilation. Level back yard. Popular Koko Head Terrace, near bus line and shopping centers. Excellent opportunity to acquire a detached single family home on a 6,000 sf lot with no community association and maintenance fees. **Region:** Hawaii Kai **Neighborhood:** Koko Head Terrace **Condition:** Average **Parking:** 3 Car+, Carport, Driveway, Street **Total Parking:** 4 **View:** Garden, Mountain, Sunset **Frontage:** Other **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** [Kamiloiki](#), [Niu Valley](#), [Kaiser](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market