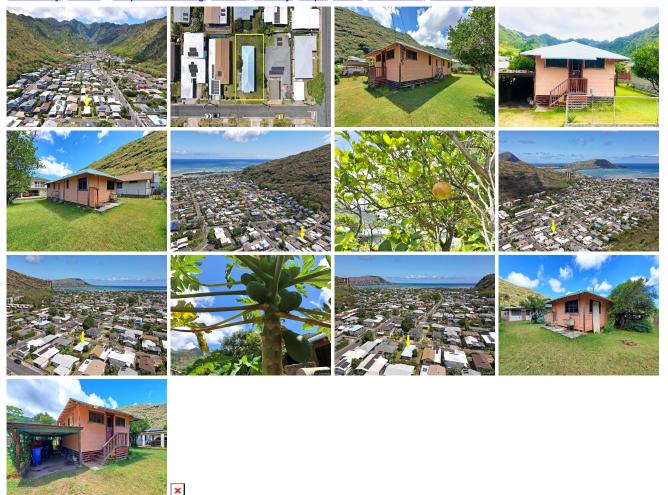
## 6036 Kaniela Place, Honolulu 96821 \* \$700,000 \* Originally \$899,000

Sold Price: \$751,000 Sold Date: 06-30-2021 Sold Ratio: 107% Beds: 3 MLS#: 202112829, FS Year Built: 1940 Bath: 1/0 Status: Sold Remodeled: Living Sq. Ft.: **1,000** List Date & DOM: 06-07-2021 & 12 Total Parking: 1 Land Sq. Ft.: **5,100** Condition: Tear Down **Assessed Value** Lanai Sq. Ft.: 0 Frontage: Building: **\$71,700** Sq. Ft. Other: 0 Tax/Year: **\$163/2021** Land: \$663,300 Total Sq. Ft. **1,000** Neighborhood: Kuliouou Total: \$735,000 Maint./Assoc. **\$0 / \$0** Stories / CPR: One / No Flood Zone: Zone D - Tool

Parking: **1 Car, Carport, Driveway, Street** Frontage:

Zoning: 04 - R-7.5 Residential District View: Mountain

**Public Remarks:** Here's an AMAZING DEAL!!... CALLING ALL CASH CONTRACTORS, DEVELOPERS & INVESTORS... welcome to this rare offering featuring a beautiful level lot and fabulous opportunity to Build your Dream residence with lovely mountain views, papaya and tangerine trees on a quiet street in Lower Kuliouou. This location is perfect for easy ingress and egress to Kalanianaole Highway, and a secret gem in East Oahu with nearby famous beaches, hiking trails, parks, schools, & shopping centers including Costco. First time on market in approximately 50 years. Potential galore! Front chain link fence can be removed to create additional access & parking. Own and design your piece of tropical island paradise today. Please do not walk on property without an appointment. No one is allowed to enter carport. **Sale Conditions:** None **Schools:** Koko Head, Niu Valley, Kaiser \* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info



Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	DOM
6036 Kaniela Place	<u>\$700,000</u>	3 & 1/0	1,000   \$700	5,100   \$137	12

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
6036 Kaniela Place	\$163   \$0   \$0	\$663,300	\$71,700	\$735,000	95%	1940 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
6036 Kaniela Place	\$751,000	06-30-2021	107%	84%	Cash

6036 Kaniela Place - MLS#: 202112829 - Original price was \$899,000 - Here's an AMAZING DEAL!!... CALLING ALL CASH CONTRACTORS, DEVELOPERS & INVESTORS... welcome to this rare offering featuring a beautiful level lot and fabulous opportunity to Build your Dream residence with lovely mountain views, papaya and tangerine trees on a quiet street in Lower Kuliouou. This location is perfect for easy ingress and egress to Kalanianaole Highway, and a secret gem in East Oahu with nearby famous beaches, hiking trails, parks, schools, & shopping centers including Costco. First time on market in approximately 50 years. Potential galore! Front chain link fence can be removed to create additional access & parking. Own and design your piece of tropical island paradise today. Please do not walk on property without an appointment. No one is allowed to enter carport. Region: Diamond Head Neighborhood: Kuliouou Condition: Tear Down Parking: 1 Car, Carport, Driveway, Street Total Parking: 1 View: Mountain Frontage: Pool: None Zoning: 04 - R-7.5 Residential District Sale Conditions: None Schools: Koko Head, Niu Valley, Kaiser \* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info