

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

|   |   |                                |
|---|---|--------------------------------|
| Sold Price: \$751,000   | Sold Date: 06-30-2021                             | Sold Ratio: 107%               |
| Beds: <b>3</b>  | MLS#: <b>202112829, FS</b>                        | Year Built: <b>1940</b>        |
| Bath: <b>1/0</b>  | Status: <b>Sold</b>                               | Remodeled:                     |
| Living Sq. Ft.: <b>1,000</b>                                    | List Date & DOM: <b>06-07-2021 &amp; 12</b>       | Total Parking: <b>1</b>        |
| Land Sq. Ft.: <b>5,100</b>                                      | Condition: <b>Tear Down</b>                       | <a href="#">Assessed Value</a> |
| Lanai Sq. Ft.: <b>0</b>   | Frontage:   | Building: <b>\$71,700</b>      |
| Sq. Ft. Other: <b>0</b>   | Tax/Year: <b>\$163/2021</b>                       | Land: <b>\$663,300</b>         |
| Total Sq. Ft. <b>1,000</b>                                      | Neighborhood: <b>Kuliouou</b>                     | Total: <b>\$735,000</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>1 Car, Carport, Driveway, Street</b>                | Frontage:   |                                |
| <a href="#">Zoning</a> : <b>04 - R-7.5 Residential District</b> | View: <b>Mountain</b>                             |                                |

**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 Kalaniana'ole 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 |
|------------------------------------|------------------|----------|---------------|---------------|-----|
| <a href="#">6036 Kaniela Place</a> | <b>\$700,000</b> | 3 & 1/0  | 1,000   \$700 | 5,100   \$137 | 12  |

| Address                            | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|------------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">6036 Kaniela Place</a> | \$163   \$0   \$0   | \$663,300     | \$71,700          | \$735,000      | 95%   | 1940 & NA        |

| Address                            | Sold Price | Sold Date  | Sold Ratio | Original Ratio | Sold Terms |
|------------------------------------|------------|------------|------------|----------------|------------|
| <a href="#">6036 Kaniela Place</a> | \$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 Kalaniana'ole 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](#)

DOM = Days on Market