2339 Waiomao Road, Honolulu 96816 * $725,000 * Originally $749,000

Beds:	**3**	MLS#:	**202118772, FS**	Year Built:	**1956**
Bath:	**1/0**	Status:	**Cancelled**	Remodeled:	
Living Sq. Ft.:	**984**	List Date & DOM:	**07-19-2021** & **114**	Total Parking:	**1**
Land Sq. Ft.:	**5,040**	Condition:	**Average**	Assessed Value	
Lanai Sq. Ft.:	**0**	Frontage:	**Other**	Building:	**$115,700**
Sq. Ft. Other:	**0**	Tax/Year:	**$68/2020**	Land:	**$291,200**
Total Sq. Ft.	**984**	Neighborhood:	**Palolo**	Total:	**$406,900**
Maint./Assoc.	**$0 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**One / No**
Parking:	**1 Car, Garage, Street**			Frontage:	**Other**
Zoning:	**05 - R-5 Residential District**			View:	**City, Other**

Public Remarks: Seller says Sell ~! Still Available and easy to see with one or two days notice! Unique Opportunity to purchase a home in town at an awesome price. This neighborhood has had soil problems over the past several years. The home is livable but most likely best purchased by a General Contractor who can address the post and pier issues as well as the steps and retaining walls. Peaceful Palolo Valley with wonderful trade winds. This home is right next to a park that was dedicated a long time ago ~ so you have a neighbor only on one side. Up several steps to the front door. Home would appear to have good "bones" and will benefit from the TLC and thoughtful and sensible upgrades that it deserves! Single covered parking stall and street parking usually available. Drive by okay ~ do no disturb residents. Call your Agent ~! **Sale Conditions:** None **Schools:** Palolo, Jarrett, Kaimuki * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
2339 Waiomao Road	**$725,000**	3 & 1/0	984 | $737	5,040 | $144	114

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2339 Waiomao Road	$68 | $0 | $0	$291,200	$115,700	$406,900	178%	1956 & NA

2339 Waiomao Road - MLS#: 202118772 - Original price was $749,000 - Seller says Sell ~! Still Available and easy to see with one or two days notice! Unique Opportunity to purchase a home in town at an awesome price. This neighborhood has had soil problems over the past several years. The home is livable but most likely best purchased by a General Contractor who can address the post and pier issues as well as the steps and retaining walls. Peaceful Palolo Valley with wonderful trade winds. This home is right next to a park that was dedicated a long time ago ~ so you have a neighbor only on one side. Up several steps to the front door. Home would appear to have good "bones" and will benefit from the TLC and thoughtful and sensible upgrades that it deserves! Single covered parking stall and street parking usually available. Drive by okay ~ do no disturb residents. Call your Agent ~! **Region:** Diamond Head **Neighborhood:** Palolo **Condition:** Average **Parking:** 1 Car, Garage, Street **Total Parking:** 1 **View:** City, Other **Frontage:** Other **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** Palolo, Jarrett, Kaimuki * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market