

1945 Kuapapa Place, Honolulu 96819 * \$1,098,000

Sold Price: \$1,050,000	Sold Date: 10-14-2021	Sold Ratio: 96%
Beds: 5	MLS#: <u>202118893</u>, FS	Year Built: 2001
Bath: 3/1	Status: Sold	Remodeled: 2018
Living Sq. Ft.: 2,112	List Date & DOM: 07-20-2021 & 33	Total Parking: 4
Land Sq. Ft.: 9,283	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 291	Frontage: Conservation, Preservation	Building: \$319,300
Sq. Ft. Other: 0	Tax/Year: \$267/2018	Land: \$563,400
Total Sq. Ft. 2,403	Neighborhood: Kalihi Valley	Total: \$882,700
Maint./Assoc. \$0 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: Basement, Split Level / No
Parking: 3 Car+	Frontage: Conservation, Preservation	
Zoning : 05 - R-5 Residential District	View: Garden	

Public Remarks: Peace and serenity await you in this spacious newer home located at the end of a cul-de-sac in lush upper Kalihi Valley. A total of six rooms- include 4 bedrooms and 2 dens (that can easily be transformed to bedrooms); three baths, and a half bath located in the lower unfinished workshop/ storage room awaiting your contractor's touches. Nestled against vacant land in the back of the home (buyer responsible for due diligence), the beauty of a forest-like setting and its location create a sense of privacy. Lots of versatility in this larger home to live on one side and rent out the other or accommodate a larger group living arrangement. Convenient location which allows quick access to downtown Honolulu and all areas of the island. High quality finishes throughout the home was completed in its 2018 renovation including luxury vinyl plank flooring, new gutters, new bathroom cabinets and counter tops, and newer appliances to name a few. It's rare to find a newer high quality home with this spacious square footage and premium location. **Sale Conditions:** None **Schools:** [Kalihi](#), [Dole](#), [Farrington](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)





Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
1945 Kuapapa Place	\$1,098,000	5 & 3/1	2,112 \$520	9,283 \$118	33

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1945 Kuapapa Place	\$267 \$0 \$0	\$563,400	\$319,300	\$882,700	124%	2001 & 2018

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1945 Kuapapa Place	\$1,050,000	10-14-2021	96%	96%	Conventional

[1945 Kuapapa Place](#) - MLS#: [202118893](#) - Peace and serenity await you in this spacious newer home located at the end of a cul-de-sac in lush upper Kalihi Valley. A total of six rooms- include 4 bedrooms and 2 dens (that can easily be transformed to bedrooms); three baths, and a half bath located in the lower unfinished workshop/ storage room awaiting your contractor's touches. Nestled against vacant land in the back of the home (buyer responsible for due diligence), the beauty of a forest-like setting and its location create a sense of privacy. Lots of versatility in this larger home to live on one side and rent out the other or accommodate a larger group living arrangement. Convenient location which allows quick access to downtown Honolulu and all areas of the island. High quality finishes throughout the home was completed in its 2018 renovation including luxury vinyl plank flooring, new gutters, new bathroom cabinets and counter tops, and newer appliances to name a few. It's rare to find a newer high quality home with this spacious square footage and premium location. **Region:** Metro **Neighborhood:** Kalihi Valley **Condition:** Above Average **Parking:** 3 Car+ **Total Parking:** 4 **View:** Garden **Frontage:** Conservation, Preservation **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** [Kalihi](#), [Dole](#), [Farrington](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market