

**, Honolulu 96816 \* \$725,000**

Sold Price: \$735,000	Sold Date: 08-27-2021	Sold Ratio: 101%
Beds: <b>4</b>	MLS#: <b>202119848, FS</b>	Year Built: <b>1979</b>
Bath: <b>2/0</b>	Status: <b>Sold</b>	Remodeled:
Living Sq. Ft.: <b>1,324</b>	List Date & DOM: <b>08-01-2021 &amp; 6</b>	Total Parking: <b>2</b>
Land Sq. Ft.: <b>2,335</b>	Condition: <b>Needs Major Repair</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>0</b>	Frontage:	Building: <b>\$182,900</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$192/2021</b>	Land: <b>\$448,900</b>
Total Sq. Ft. <b>1,324</b>	Neighborhood: <b>Palolo</b>	Total: <b>\$631,800</b>
Maint./Assoc. <b>\$0 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone X - Tool</b>	Stories / CPR: <b>Two / No</b>
Parking: <b>2 Car, Driveway</b>	Frontage:	
<a href="#">Zoning</a> : <b>05 - R-5 Residential District</b>	View: <b>None</b>	

**Public Remarks:** Unique single-family property on a small lot in Palolo 3 blocks from Waialae Avenue. Entire house needs major repairs. Current layout is a separate 2 bedroom 1 bath unit on each floor with laundry area outside and open parking for 2 cars in the setback. Original building permit plan shows 1 kitchen and does not agree with current layout. First floor kitchen was added without a permit after construction. Buyer is responsible for determining options for converting the house into a one-family dwelling during J-1 inspection period. Seller is selling property in as-is condition and will not give any credits or make any repairs for buyer. **Sale Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	DOM
	<a href="#">\$725,000</a>	4 & 2/0	1,324   \$548	2,335   \$310	6

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
	\$192   \$0   \$0	\$448,900	\$182,900	\$631,800	115%	1979 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
	\$735,000	08-27-2021	101%	101%	Cash

- MLS#: [202119848](#) - Unique single-family property on a small lot in Palolo 3 blocks from Waialae Avenue. Entire house needs major repairs. Current layout is a separate 2 bedroom 1 bath unit on each floor with laundry area outside and open parking for 2 cars in the setback. Original building permit plan shows 1 kitchen and does not agree with current layout. First floor kitchen was added without a permit after construction. Buyer is responsible for determining options for converting the house into a one-family dwelling during J-1 inspection period. Seller is selling property in as-is condition and will not give any credits or make any repairs for buyer. **Region:** Diamond Head **Neighborhood:** Palolo **Condition:** Needs Major Repair **Parking:** 2 Car, Driveway **Total Parking:** 2 **View:** None **Frontage:** Pool: None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market