

, Honolulu 96816 * \$725,000

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

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
	\$725,000	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