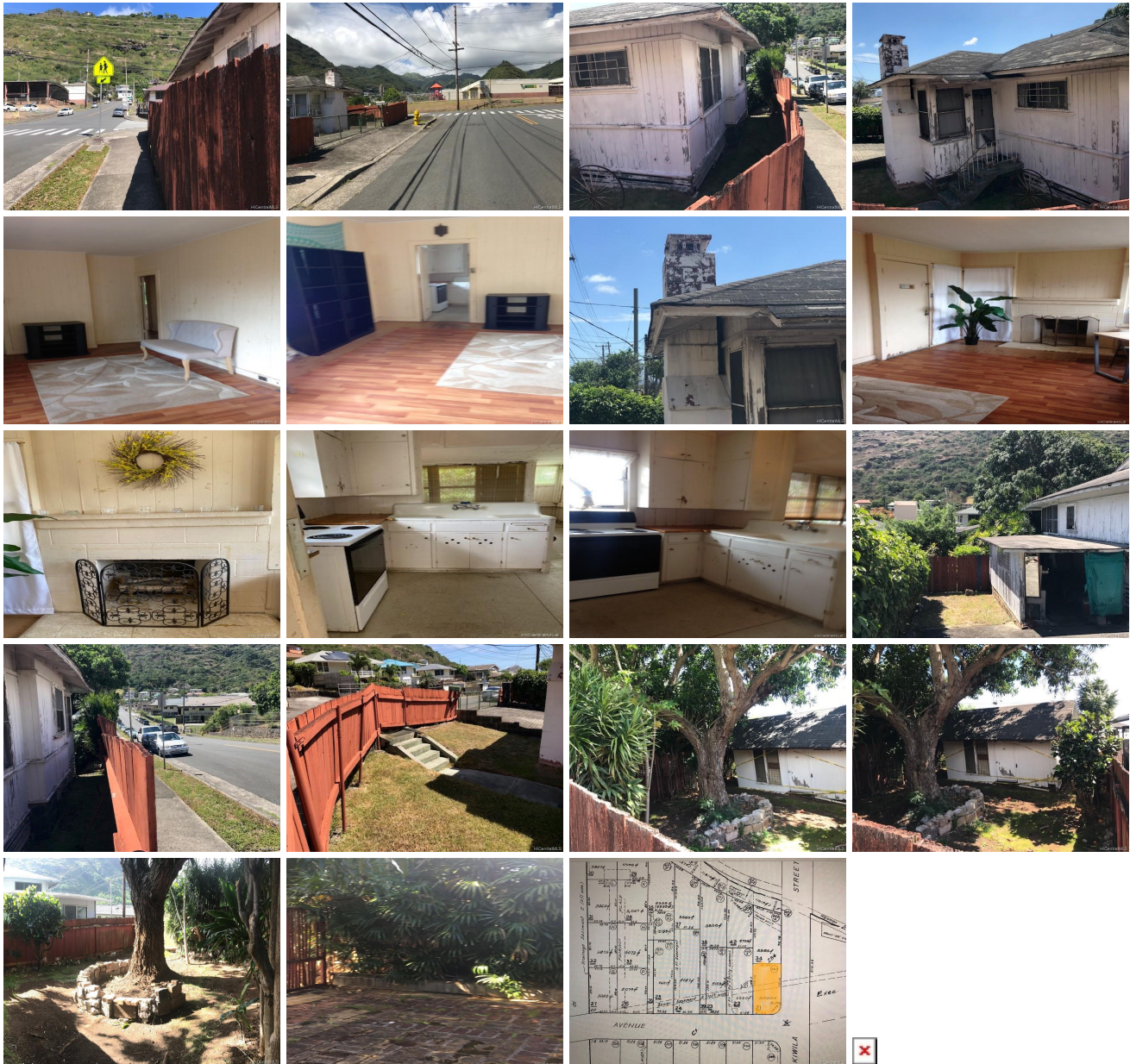


2070 9th Avenue, Honolulu 96816 * \$725,000 * Originally \$877,600

Sold Price: \$675,000	Sold Date: 01-28-2022	Sold Ratio: 93%
Beds: 2	MLS#: <u>202120627</u>, FS	Year Built: 1942
Bath: 2/0	Status: Sold	Remodeled:
Living Sq. Ft.: 952	List Date & DOM: 08-12-2021 & 87	Total Parking: 1
Land Sq. Ft.: 5,000	Condition: Fair	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$299,400
Sq. Ft. Other: 0	Tax/Year: \$215/2021	Land: \$578,200
Total Sq. Ft. 952	Neighborhood: Palolo	Total: \$877,600
Maint./Assoc. \$0 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: One / No
Parking: Carport, Driveway, Street	Frontage:	
Zoning : 05 - R-5 Residential District	View: Mountain	

Public Remarks: SELLER SUPER MOTIVATED!!! Bring your contractor and see what could be done on this beautiful corner lot - 5000 sq ft in picturesque Palolo Valley. Currently two dwellings on this desirable lot: a 2 bedroom 1 bath main home just recently vacated and an empty studio with bath. The studio needs major repair/ possible teardown. Seller is willing to help with possible teardown. Lot surrounded by greenery including a mature Mango tree providing shade, privacy and fruit. Probate sale. Buyer to do due diligence and consider the possibilities. Showings can be easily arranged with listing agent.

Sale Conditions: Probate **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
2070 9th Avenue	\$725,000	2 & 2/0	952 \$762	5,000 \$145	87

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2070 9th Avenue	\$215 \$0 \$0	\$578,200	\$299,400	\$877,600	83%	1942 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
2070 9th Avenue	\$675,000	01-28-2022	93%	77%	Cash

2070 9th Avenue - MLS#: 202120627 - Original price was \$877,600 - SELLER SUPER MOTIVATED!!! Bring your contractor and see what could be done on this beautiful corner lot - 5000 sq ft in picturesque Palolo Valley. Currently two dwellings on this desirable lot: a 2 bedroom 1 bath main home just recently vacated and an empty studio with bath. The studio needs major repair/ possible teardown. Seller is willing to help with possible teardown. Lot surrounded by greenery including a mature Mango tree providing shade, privacy and fruit. Probate sale. Buyer to do due diligence and consider the possibilities. Showings can be easily arranged with listing agent. Region: Diamond Head Neighborhood: Palolo Condition: Fair Parking: Carport, Driveway, Street Total Parking: 1 View: Mountain Frontage: Pool: None Zoning: 05 - R-5 Residential District Sale Conditions: Probate Schools: , , * Request Showing , Photos , History , Maps , Deed , Watch List , Tax Info						
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DOM = Days on Market