3081 Paty Drive Unit H, Honolulu 96822 * $1,375,000 * Originally $1,500,000

Sold Price: $1,400,000	Sold Date: 12-08-2021	Sold Ratio: 102%
Beds: **4**	MLS#: **202121738, FS**	Year Built: **1961**
Bath: **2/1**	Status: **Sold**	Remodeled: **2021**
Living Sq. Ft.: **1,950**	List Date & DOM: **09-27-2021** & **29**	Total Parking: **4**
Land Sq. Ft.: **6,150**	Condition: **Excellent**	Assessed Value
Lanai Sq. Ft.: **0**	Frontage:	Building: **$191,100**
Sq. Ft. Other: **0**	Tax/Year: **$243/2020**	Land: **$642,000**
Total Sq. Ft. **1,950**	Neighborhood: **Manoa Area**	Total: **$833,100**
Maint./Assoc. **$308 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **Two / Yes**
Parking: **3 Car+**	Frontage:	
Zoning: **04 - R-7.5 Residential District**	View: **City, Coastline, Mountain, Ocean, Sunset**	

Public Remarks: Price adjustment! Grab the best deal in Manoa!!! Tucked away in Manoa, luxury living among the tree tops. Incredible mountain views from a huge lanai... out door living at its best! Engineered hardwood floors, butcher block counter tops, high end appliances and more. Three bedroom, and one and a half bathrooms upstairs, plus a studio downstairs for guests, extended family, or rental potential. **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info




Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
3081 Paty Drive H	**$1,375,000**	4 & 2/1	1,950 | $705	6,150 | $224	29

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
3081 Paty Drive H	$243 | $308 | $0	$642,000	$191,100	$833,100	165%	1961 & 2021

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
3081 Paty Drive H	$1,400,000	12-08-2021	102%	93%	Conventional

3081 Paty Drive H - MLS#: 202121738 - Original price was $1,500,000 - Price adjustment! Grab the best deal in Manoa!!! Tucked away in Manoa, luxury living among the tree tops. Incredible mountain views from a huge lanai... out door living at its best! Engineered hardwood floors, butcher block counter tops, high end appliances and more. Three bedroom, and one and a half bathrooms upstairs, plus a studio downstairs for guests, extended family, or rental potential. **Region:** Metro **Neighborhood:** Manoa Area **Condition:** Excellent **Parking:** 3 Car+ **Total Parking:** 4 **View:** City, Coastline, Mountain, Ocean, Sunset **Frontage: Pool:** None **Zoning:** 04 - R-7.5 Residential District **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market