1561 Ahihi Street, Honolulu 96819 * \$1,190,000 * Originally \$1,400,000

Beds: 9 MLS#: 202124730, FS Year Built: 1958 Bath: **5/1** Status: Cancelled Remodeled: Living Sq. Ft.: **2,536** List Date & DOM: 09-28-2021 & 50 Total Parking: 3 Land Sq. Ft.: **84,600** Condition: Average **Assessed Value** Lanai Sg. Ft.: 250 Frontage: **Preservation** Building: \$97,900 Sq. Ft. Other: 0 Tax/Year: **\$120/2021** Land: \$190,700 Total Sq. Ft. 2,786 Neighborhood: Kalihi Uka Total: \$288,600 Stories / CPR: Two / No Maint./Assoc. \$0 / \$0 Flood Zone: Zone X - Tool

Parking: 2 Car Frontage: Preservation

View: City, Coastline, Garden, Mountain, Ocean, Sunset Zoning: 61 - P-1 Restricted Preservatio

Public Remarks: Reduced Seller says SELL NOW!!!!!Unique 2 homes -1120 sq. ft. built 1949 & 1415 sq. ft. built 1958 grandfathered in on Preservation land - almost 2 acres located in Kalihi Valley .5 rental units- all occupied \$5,000/MO. 3 renters have no cars. Seller lives upper unit Oceanside house.. Private, beautiful unobstructed Ocean and Sunset views. 4 Fruit trees. Fully gated with 6 fences yards .2 storage sheds,2 tankless water heaters, 9 ceiling fans,3 dryers & washers,5 fridges. 26 owned photovoltaic panels,-Homes have been tented and larger home has a new roof 5 years ago,. 2 lifts on the homes for moving appliances. Security video Camera's. Sale Conditions: None Schools: Kalihi Uka, Dole, Farrington * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

| Address | Price | Bd & Bth | Living / Avg. | Land Avg. | ром |
|-------------------|-------------|----------|---------------|---------------|-----|
| 1561 Ahihi Street | \$1,190,000 | 9 & 5/1 | 2,536 \$469 | 84,600 \$14 | 50 |

| Address | Tax Maint. Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|-------------------|---------------------|------------------|----------------------|-------------------|-------|---------------------|
| 1561 Ahihi Street | \$120 \$0 \$0 | \$190,700 | \$97,900 | \$288,600 | 412% | 1958 & NA |

1561 Ahihi Street - MLS#: 202124730 - Original price was \$1,400,000 - Reduced Seller says SELL NOW!!!!!Unique 2 homes -1120 sq. ft. built 1949 & 1415 sq. ft. built 1958 grandfathered in on Preservation land - almost 2 acres located in Kalihi Valley .5 rental units- all occupied \$5,000/MO. 3 renters have no cars. Seller lives upper unit Oceanside house.. Private, beautiful unobstructed Ocean and Sunset views. 4 Fruit trees. Fully gated with 6 fences yards .2 storage sheds,2 tankless water heaters, 9 ceiling fans,3 dryers & washers,5 fridges. 26 owned photovoltaic panels,-Homes have been tented and larger home has a new roof 5 years ago,. 2 lifts on the homes for moving appliances. Security video Camera's. Region: Metro Neighborhood: Kalihi Uka Condition: Average Parking: 2 Car Total Parking: 3 View: City, Coastline, Garden, Mountain, Ocean, Sunset Frontage: Preservation Pool: None Zoning: 61 - P-1 Restricted Preservatio Sale Conditions: None Schools: Kalihi Uka, Dole, Farrington * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market