

**56-252 Huehu Street, Kahuku 96731 \* \$735,000**

Sold Price: \$575,000      Sold Date: 05-27-2022      Sold Ratio: 78%  
 Beds: **2**      MLS#: **202203319, FS**      Year Built: **1982**  
 Bath: **1/1**      Status: **Sold**      Remodeled:  
 Living Sq. Ft.: **672**      List Date & DOM: **02-18-2022 & 32**      Total Parking: **2**  
 Land Sq. Ft.: **4,716**      Condition: **Fair**      [Assessed Value](#)  
 Lanai Sq. Ft.: **0**      Frontage: **Other**      Building: **\$170,900**  
 Sq. Ft. Other: **308**      Tax/Year: **\$154/2021**      Land: **\$358,500**  
 Total Sq. Ft. **980**      Neighborhood: **Kahuku**      Total: **\$529,400**  
 Maint./Assoc. **\$0 / \$0**      [Flood Zone](#): **Zone X - Tool**      Stories / CPR: **One / No**  
 Parking: **2 Car**      Frontage: **Other**  
[Zoning](#): **05 - R-5 Residential District**      View: **None**

**Public Remarks:** Rented out for many years and needs some TLC! Lots of potential! No neighbors behind you and comes with a nice backyard. Seems to have good bones but for sure upgrades are needed. Some painting, flooring, general cleaning, etc... Tenant occupied month-to-month lease. The owner requires a "Pre-Approval" letter from a bank prior to showings (Even from all-cash buyers). The Appraisal Draft is posted in the Supplements and contains a recent appraisal and pictures of the Property. The asking price is the same as the Appraisal Draft! The owner is on the mainland and is very motivated to get a "good" offer, which is why I posted the appraisal for you. This is a total "AS IS" sale! Please do not disturb the tenant; however, a "drive-by" ok. **Sale Conditions:** None **Schools:** [Kahuku](#), [Kahuku](#), [Kahuku](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	DOM
<a href="#">56-252 Huehu Street</a>	<a href="#">\$735,000</a>	2 & 1/1	672   \$1,094	4,716   \$156	32

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">56-252 Huehu Street</a>	\$154   \$0   \$0	\$358,500	\$170,900	\$529,400	139%	1982 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
<a href="#">56-252 Huehu Street</a>	\$575,000	05-27-2022	78%	78%	Other

[56-252 Huehu Street](#) - MLS#: [202203319](#) - Rented out for many years and needs some TLC! Lots of potential! No neighbors behind you and comes with a nice backyard. Seems to have good bones but for sure upgrades are needed. Some painting, flooring, general cleaning, etc... Tenant occupied month-to-month lease. The owner requires a "Pre-Approval" letter from a bank prior to showings (Even from all-cash buyers). The Appraisal Draft is posted in the Supplements and contains a recent appraisal and pictures of the Property. The asking price is the same as the Appraisal Draft! The owner is on the mainland and is very motivated to get a "good" offer, which is why I posted the appraisal for you. This is a total "AS IS" sale! Please do not disturb the tenant; however, a "drive-by" ok. **Region:** North Shore **Neighborhood:** Kahuku **Condition:** Fair **Parking:** 2 Car **Total Parking:** 2 **View:** None **Frontage:** Other **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** [Kahuku](#), [Kahuku](#), [Kahuku](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market