

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
56-252 Huehu Street	\$735,000	2 & 1/1	672 \$1,094	4,716 \$156	32

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

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
56-252 Huehu Street	\$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