

### **41-919 Oluolu Street, Waimanalo 96795 \* \$550,000**

|                                                                 |                                                   |                                |
|-----------------------------------------------------------------|---------------------------------------------------|--------------------------------|
| Sold Price: \$381,000                                           | Sold Date: 01-31-2023                             | Sold Ratio: 69%                |
| Beds: <b>5</b>                                                  | MLS#: <b><u>202204563</u>, LH</b>                 | Year Built: <b>1977</b>        |
| Bath: <b>2/0</b>                                                | Status: <b>Sold</b>                               | Remodeled:                     |
| Living Sq. Ft.: <b>1,056</b>                                    | List Date & DOM: <b>03-09-2022 &amp; 12</b>       | Total Parking: <b>4</b>        |
| Land Sq. Ft.: <b>10,539</b>                                     | Condition: <b>Above Average, Average</b>          | <a href="#">Assessed Value</a> |
| Lanai Sq. Ft.: <b>0</b>                                         | Frontage:                                         | Building: <b>\$72,500</b>      |
| Sq. Ft. Other: <b>0</b>                                         | Tax/Year: <b>\$25/2022</b>                        | Land: <b>\$798,100</b>         |
| Total Sq. Ft. <b>1,056</b>                                      | Neighborhood: <b>Waimanalo</b>                    | Total: <b>\$870,600</b>        |
| Maint./Assoc. <b>\$0 / \$0</b>                                  | <a href="#">Flood Zone</a> : <b>Zone X - Tool</b> | Stories / CPR: <b>One / No</b> |
| Parking: <b>3 Car+</b>                                          | Frontage:                                         |                                |
| <a href="#">Zoning</a> : <b>03 - R10 - Residential District</b> | View: <b>Mountain</b>                             |                                |

**Public Remarks:** Lovingly cared for, single level home just one street inland from Kalanianaʻole Hwy making it minutes from the beach. Easy floorplan with remodeled kitchen and bathrooms, a roof less than 10 years old, PV panels (leased), and enclosed garage converted into 2 additional bedrooms (tax records show 3 bedrooms). Plenty of outdoor space. Plenty of parking. Must be 50% Hawaiian and on the Department of Hawaiian Homes list to purchase. Exact lease expiration month and date to be determined with lease transfer agreement. **Sale Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



| Address                              | Price               | Bd & Bth | Living / Avg. | Land   Avg.   | DOM |
|--------------------------------------|---------------------|----------|---------------|---------------|-----|
| <a href="#">41-919 Oluolu Street</a> | <b>\$550,000 LH</b> | 5 & 2/0  | 1,056   \$521 | 10,539   \$52 | 12  |

| Address                              | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|--------------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">41-919 Oluolu Street</a> | \$25   \$0   \$0    | \$798,100     | \$72,500          | \$870,600      | 63%   | 1977 & NA        |

| Address                              | Sold Price | Sold Date  | Sold Ratio | Original Ratio | Sold Terms |
|--------------------------------------|------------|------------|------------|----------------|------------|
| <a href="#">41-919 Oluolu Street</a> | \$381,000  | 01-31-2023 | 69%        | 69%            | FHA        |

[41-919 Oluolu Street](#) - MLS#: [202204563](#) - Lovingly cared for, single level home just one street inland from Kalanianaʻole Hwy making it minutes from the beach. Easy floorplan with remodeled kitchen and bathrooms, a roof less than 10 years old, PV panels (leased), and enclosed garage converted into 2 additional bedrooms (tax records show 3 bedrooms). Plenty of outdoor space. Plenty of parking. Must be 50% Hawaiian and on the Department of Hawaiian Homes list to purchase. Exact lease expiration month and date to be determined with lease transfer agreement. **Region:** Kailua **Neighborhood:** Waimanalo **Condition:** Above Average, Average **Parking:** 3 Car+ **Total Parking:** 4 **View:** Mountain **Frontage:** Pool: None **Zoning:** 03 - R10 - Residential District **Sale Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market