

## **Nihi Gardens 3031 Nihi Street Unit L12, Honolulu 96819 \* \$670,000 \* Originally \$685,000**

|   |   |                                 |
|---|---|---------------------------------|
| Sold Price: \$630,000   | Sold Date: 07-08-2022                             | Sold Ratio: 94%                 |
| Beds: <b>3</b>  | MLS#: <b>202208120, FS</b>                        | Year Built: <b>1964</b>         |
| Bath: <b>1/0</b>  | Status: <b>Sold</b>                               | Remodeled: <b>2022</b>          |
| Living Sq. Ft.: <b>836</b>                                      | List Date & DOM: <b>05-04-2022 &amp; 25</b>       | Total Parking: <b>2</b>         |
| Land Sq. Ft.: <b>1,787</b>                                      | Condition: <b>Above Average</b>                   | <a href="#">Assessed Value</a>  |
| Lanai Sq. Ft.: <b>0</b>   | Frontage:   | Building: <b>\$105,700</b>      |
| Sq. Ft. Other: <b>0</b>   | Tax/Year: <b>\$90/2021</b>                        | Land: <b>\$359,900</b>          |
| Total Sq. Ft. <b>836</b>  | Neighborhood: <b>Kalihi Valley</b>                | Total: <b>\$465,600</b>         |
| Maint./Assoc. <b>\$125 / \$0</b>                                | <a href="#">Flood Zone</a> : <b>Zone X - Tool</b> | Stories / CPR: <b>Two / Yes</b> |
| Parking: <b>2 Car, Garage</b>                                   | Frontage:   |                                 |
| <a href="#">Zoning</a> : <b>04 - R-7.5 Residential District</b> | View: <b>City, Mountain, Ocean</b>                |                                 |

**Public Remarks:** Opportunity knocks. Great Location in the middle of Kalihi valley with views of the amazing valley all the way to the ocean. This move in ready home has 3 spacious bedrooms, and 1 bath with a 1 car garage and 1 parking stall. Home has brand new luxury vinyl flooring, lots of closet spaces, and crawl space for extra storage. 6 PV Panels (owned) and fruit trees in the yard to save you money!! If you're looking to own a piece of paradise without breaking the bank, this is it! Buyer and buyer agent to do their own due diligence. Monthly tax amount reflects 2021 assessed value. **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="#">3031 Nihi Street L12</a> | <b>\$670,000</b> | 3 & 1/0  | 836   \$801   | 1,787   \$375 | 25  |

| Address                              | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|--------------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">3031 Nihi Street L12</a> | \$90   \$125   \$0  | \$359,900     | \$105,700         | \$465,600      | 144%  | 1964 & 2022      |

| Address                              | Sold Price | Sold Date  | Sold Ratio | Original Ratio | Sold Terms   |
|--------------------------------------|------------|------------|------------|----------------|--------------|
| <a href="#">3031 Nihi Street L12</a> | \$630,000  | 07-08-2022 | 94%        | 92%            | Conventional |

[3031 Nihi Street L12](#) - MLS#: [202208120](#) - Original price was \$685,000 - Opportunity knocks. Great Location in the middle of Kalihi valley with views of the amazing valley all the way to the ocean. This move in ready home has 3 spacious bedrooms, and 1 bath with a 1 car garage and 1 parking stall. Home has brand new luxury vinyl flooring, lots of closet spaces, and crawl space for extra storage. 6 PV Panels (owned) and fruit trees in the yard to save you money!! If you're looking to own a piece of paradise without breaking the bank, this is it! Buyer and buyer agent to do their own due diligence. Monthly tax amount reflects 2021 assessed value. **Region:** Metro **Neighborhood:** Kalihi Valley **Condition:** Above Average **Parking:** 2 Car, Garage **Total Parking:** 2 **View:** City, Mountain, Ocean **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