1051 Kamookoa Place, Honolulu 96825 * $1,900,000

Sold Price:	$1,880,000	Sold Date:	08-05-2022	Sold Ratio:	99%
Beds:	**3**	MLS#:	**202209551, FS**	Year Built:	**1989**
Bath:	**2/1**	Status:	**Sold**	Remodeled:	**2022**
Living Sq. Ft.:	**2,337**	List Date & DOM:	**05-16-2022** & **26**	Total Parking:	**4**
Land Sq. Ft.:	**9,565**	Condition:	**Above Average**	Assessed Value	
Lanai Sq. Ft.:	**360**	Frontage:	**Preservation**	Building:	**$351,500**
Sq. Ft. Other:	**624**	Tax/Year:	**$331/2022**	Land:	**$1,080,400**
Total Sq. Ft.	**3,321**	Neighborhood:	**Mariners Ridge**	Total:	**$1,431,900**
Maint./Assoc.	**$0 / $19**	Flood Zone:	**Zone D - Tool**	Stories / CPR:	**Two, Three+ / No**
Parking:	**3 Car+, Driveway, Garage, Street**			Frontage:	**Preservation**
Zoning:	**05 - R-5 Residential District**			View:	**Coastline, Marina/Canal, Mountain, Ocean, Sunrise**

Public Remarks: Breathtaking views from this perimeter lot home on Mariners Ridge! This 2 story residence consists of 3 bedrooms, 2.5 baths w/ a large lanai. There is also a "basement level" outdoor patio area accessible via an interior and exterior staircase. As you enter the home, you will be greeted w/ an open concept floor plan with lots of windows to capture the natural light and cool breezes. The main level features the kitchen, wet bar, formal dining area, a sunken living room, 1/2 bath, & laundry room. There are beautiful views from the master suite, a large walk in closet, and a space that could be used as a 2nd walk in closet or maybe even small study. The master bathroom has been updated and includes a large walk in shower & deep soaking tub. The 2nd story of the home has another living space, 2 bedrooms, and a full bathroom. There is ample storage throughout the home, including a large 2-car garage. Recent upgrades include fresh interior & exterior paint, new carpet throughout, refinished showers and tubs, and new bathroom vanities. Nearby amenities include parks, beaches, golf, hiking, restaurants, shopping, & so much more! **Sale Conditions:** None **Schools:** Hahaione, Niu Valley, Kaiser * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
1051 Kamookoa Place	$1,900,000	3 & 2/1	2,337 | $813	9,565 | $199	26

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1051 Kamookoa Place	$331 | $0 | $19	$1,080,400	$351,500	$1,431,900	133%	1989 & 2022

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1051 Kamookoa Place	$1,880,000	08-05-2022	99%	99%	Conventional

1051 Kamookoa Place - MLS#: 202209551 - Breathtaking views from this perimeter lot home on Mariners Ridge! This 2 story residence consists of 3 bedrooms, 2.5 baths w/ a large lanai. There is also a "basement level" outdoor patio area accessible via an interior and exterior staircase. As you enter the home, you will be greeted w/ an open concept floor plan with lots of windows to capture the natural light and cool breezes. The main level features the kitchen, wet bar, formal dining area, a sunken living room, 1/2 bath, & laundry room. There are beautiful views from the master suite, a large walk in closet, and a space that could be used as a 2nd walk in closet or maybe even small study. The master bathroom has been updated and includes a large walk in shower & deep soaking tub. The 2nd story of the home has another living space, 2 bedrooms, and a full bathroom. There is ample storage throughout the home, including a large 2-car garage. Recent upgrades include fresh interior & exterior paint, new carpet throughout, refinished showers and tubs, and new bathroom vanities. Nearby amenities include parks, beaches, golf, hiking, restaurants, shopping, & so much more! **Region:** Hawaii Kai **Neighborhood:** Mariners Ridge **Condition:** Above Average **Parking:** 3 Car+, Driveway, Garage, Street **Total Parking:** 4 **View:** Coastline, Marina/Canal, Mountain, Ocean, Sunrise **Frontage:** Preservation **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** Hahaione, Niu Valley, Kaiser * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market