

1706 Paula Drive, Honolulu 96816 * \$1,388,000

Sold Price: \$1,350,000	Sold Date: 09-30-2022	Sold Ratio: 97%
Beds: 3	MLS#: 202214188, FS	Year Built: 1952
Bath: 2/0	Status: Sold	Remodeled:
Living Sq. Ft.: 1,026	List Date & DOM: 07-28-2022 & 10	Total Parking: 2
Land Sq. Ft.: 6,942	Condition: Fair	Assessed Value
Lanai Sq. Ft.: 0	Frontage: Preservation	Building: \$91,400
Sq. Ft. Other: 0	Tax/Year: \$272/2022	Land: \$1,058,300
Total Sq. Ft. 1,026	Neighborhood: Wilhelmina	Total: \$1,149,700
Maint./Assoc. \$0 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: Two / No
Parking: 2 Car, Carport, Driveway	Frontage: Preservation	
Zoning : 05 - R-5 Residential District	View: City, Coastline, Diamond Head, Ocean	

Public Remarks: A rare, unique, and corner rim lot in desirable historic residential Wilhelmina Rise neighborhood. Located next to the quiet 33 acres Mau'umae Nature Park along the lower slopes with sweeping uninterrupted amazing views of Diamond Head, ocean, southern shoreline and the brilliant colors of city lights, truly a picturesque scenery. This comfortable 6,942 sqft of land sits on the gentle down slope allowing for an expansion consisting of 3 levels of living space. This perimeter lot has satisfied the city's requirements to receive an Accessory Dwelling Unit (ADU) permit, a great potential for a rental unit or an extended ohana unit with a legal 2nd kitchen. Lots of possibilities and prime location is superb with easy access to Kaimuki town, Kahala Mall, great private and public school district, local eateries, and so many more essentials of the Wilhelmina Rise neighborhood. **Sale Conditions:** None **Schools:** [Waialae](#), [Kaimuki](#), [Kalani](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)





Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
1706 Paula Drive	\$1,388,000	3 & 2/0	1,026 \$1,353	6,942 \$200	10

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1706 Paula Drive	\$272 \$0 \$0	\$1,058,300	\$91,400	\$1,149,700	121%	1952 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1706 Paula Drive	\$1,350,000	09-30-2022	97%	97%	Conventional

<p>1706 Paula Drive - MLS#: 202214188 - A rare, unique, and corner rim lot in desirable historic residential Wilhelmina Rise neighborhood. Located next to the quiet 33 acres Mau'umae Nature Park along the lower slopes with sweeping uninterrupted amazing views of Diamond Head, ocean, southern shoreline and the brilliant colors of city lights, truly a picturesque scenery. This comfortable 6,942 sqft of land sits on the gentle down slope allowing for an expansion consisting of 3 levels of living space. This perimeter lot has satisfied the city's requirements to receive an Accessory Dwelling Unit (ADU) permit, a great potential for a rental unit or an extended ohana unit with a legal 2nd kitchen. Lots of possibilities and prime location is superb with easy access to Kaimuki town, Kahala Mall, great private and public school district, local eateries, and so many more essentials of the Wilhelmina Rise neighborhood. Region: Diamond Head Neighborhood: Wilhelmina Condition: Fair Parking: 2 Car, Carport, Driveway Total Parking: 2 View: City, Coastline, Diamond Head, Ocean Frontage: Preservation Pool: None Zoning: 05 - R-5 Residential District Sale Conditions: None Schools: Waialae, Kaimuki, Kalani * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info</p>						
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DOM = Days on Market