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

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

DOM = Days on Market