1989 9th Avenue, Honolulu 96816 * $750,000 * Originally $778,000

Sold Price: $725,000	Sold Date: 01-11-2023	Sold Ratio: 97%
Beds: **3**	MLS#: **202216318, FS**	Year Built: **1964**
Bath: **1/0**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **880**	List Date & DOM: **11-10-2022** & **32**	Total Parking: **2**
Land Sq. Ft.: **5,759**	Condition: **Fair, Needs Major Repair**	Assessed Value
Lanai Sq. Ft.: **0**	Frontage:	Building: **$107,000**
Sq. Ft. Other: **0**	Tax/Year: **$243/2022**	Land: **$726,600**
Total Sq. Ft. **880**	Neighborhood: **Palolo**	Total: **$833,600**
Maint./Assoc. **$0 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **One / No**
Parking: **2 Car, Carport, Street**	Frontage:	
Zoning: **05 - R-5 Residential District**	View: **Mountain**	

Public Remarks: RARE opportunity to restore, rehab and reimagine this charming 3 bedroom, 1 bath home with amazing mountain views in the highly-desired Palolo neighborhood! Centrally and conveniently located in heart of the lush valley, just minutes away from shops, supermarket, schools, trendy restaurants, parks, Waikiki, University of Hawaii and more. This single-level home with a nice, usable yard has tons of potential but does need repairs, renovations and TLC. House is perched on an elevated 5,759 sqft lot, providing privacy and scenic views of the green valley. Tremendous value and PRICED TO SELL - well below tax assessed value! Sold as-is. This is the first offering of this home in generations, so bring your contractor to explore the potential and opportunity! **Sale Conditions:** None **Schools:** Palolo, Jarrett, Kaimuki * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info






Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
1989 9th Avenue	**$750,000**	3 & 1/0	880 | $852	5,759 | $130	32

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1989 9th Avenue	$243 | $0 | $0	$726,600	$107,000	$833,600	90%	1964 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1989 9th Avenue	$725,000	01-11-2023	97%	93%	Cash

1989 9th Avenue - MLS#: 202216318 - Original price was $778,000 - RARE opportunity to restore, rehab and reimagine this charming 3 bedroom, 1 bath home with amazing mountain views in the highly-desired Palolo neighborhood! Centrally and conveniently located in heart of the lush valley, just minutes away from shops, supermarket, schools, trendy restaurants, parks, Waikiki, University of Hawaii and more. This single-level home with a nice, usable yard has tons of potential but does need repairs, renovations and TLC. House is perched on an elevated 5,759 sqft lot, providing privacy and scenic views of the green valley. Tremendous value and PRICED TO SELL - well below tax assessed value! Sold as-is. This is the first offering of this home in generations, so bring your contractor to explore the potential and opportunity! **Region:** Diamond Head **Neighborhood:** Palolo **Condition:** Fair, Needs Major Repair **Parking:** 2 Car, Carport, Street **Total Parking:** 2 **View:** Mountain **Frontage: Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** Palolo, Jarrett, Kaimuki * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market