## 3058 Uaawa Place, Honolulu 96819 \* \$830,000 \* Originally \$1,050,000

 Beds: 7
 MLS#: 202225946, FS
 Year Built: 1960

 Bath: 3/1
 Status: Pending
 Remodeled: 2019

 Living Sq. Ft.: 2,278
 List Date & DOM: 01-02-2023 & 66
 Total Parking: 2

Land Sq. Ft.: **8,096**Condition: Fair, Needs Major Repair

Assessed Value

 Lanai Sq. Ft.: 0
 Frontage: Other
 Building: \$239,800

 Sq. Ft. Other: 400
 Tax/Year: \$151/2023
 Land: \$713,200

 Total Sq. Ft. 2,678
 Neighborhood: Kalihi Valley
 Total: \$953,000

 Maint./Assoc. \$0 / \$0
 Flood Zone: Zone X - Tool
 Stories / CPR: One / No

Parking: 2 Car, Street Frontage: Other

**Zoning: 04 - R-7.5 Residential District** View: **Mountain, Sunrise** 

**Public Remarks:** This huge Price Reduction is UNDER the appraisal report. SOLD "AS IS"- Unobstructed view of the beautiful and peaceful view of the mountain from the front of the property! This 7 bedroom, 3.1 bath, 2 parking is sold "AS IS", the property is a fixer upper, perfect for investors, a large family, or rental with separate entrances- The front home has 3 bed and 1.5 bath has been refreshed, bathtub and tiles were recently refinishing, polishing in 2023, vinyl flooring had been installed in one of the bedroom and the 2 guest rooms of the front home in 2019- New pipes, sewer had been installed in 2019. Flooring of the living room, kitchen and the back extension need to be replaced. The 4 bedroom and 2 bath extension in the back of the property is perfect for a large family with"in-law"a CARE HOME, with the ADA accessible or a separate rental with separate entrance. The flooring, the bathrooms, toilets in the extended portion need some TLC to make it a great living-Great location in Kalihi Valley, quiet neighborhood with peaceful view of the mountain and lush green! **Sale Conditions:** Short Sale **Schools:** Kalihi Uka, Dole, Farrington \* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	DOM
3058 Uaawa Place	\$830,000	7 & 3/1	2,278   \$364	8,096   \$103	66

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
3058 Uaawa Place	\$151   \$0   \$0	\$713,200	\$239,800	\$953,000	87%	1960 & 2019

3058 Uaawa Place - MLS#: 202225946 - Original price was \$1,050,000 - This huge Price Reduction is UNDER the appraisal report. SOLD "AS IS"- Unobstructed view of the beautiful and peaceful view of the mountain from the front of the property! This 7 bedroom, 3.1 bath, 2 parking is sold "AS IS", the property is a fixer upper, perfect for investors, a large family, or rental with separate entrances- The front home has 3 bed and 1.5 bath has been refreshed, bathtub and tiles were recently refinishing, polishing in 2023, vinyl flooring had been installed in one of the bedroom and the 2 guest rooms of the front home in 2019- New pipes, sewer had been installed in 2019. Flooring of the living room, kitchen and the back extension need to be replaced. The 4 bedroom and 2 bath extension in the back of the property is perfect for a large family with"in-law"a CARE HOME, with the ADA accessible or a separate rental with separate entrance. The flooring, the bathrooms, toilets in the extended portion need some TLC to make it a great living- Great location in Kalihi Valley, quiet neighborhood with peaceful view of the mountain and lush green! Region: Metro Neighborhood: Kalihi Valley Condition: Fair, Needs Major Repair Parking: 2 Car, Street Total Parking: 2 View: Mountain, Sunrise Frontage: Other Pool: None Zoning: 04 - R-7.5 Residential District Sale Conditions: Short Sale Schools: Kalihi Uka, Dole, Farrington \* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info