

**444 Halemaumau Street, Honolulu 96821 \* \$1,695,000**

|  |  |                                |
|--|--|--------------------------------|
| Beds: <b>3</b>   | MLS#: <b>202313653, FS</b>                       | Year Built: <b>1964</b>        |
| Bath: <b>3/0</b>   | Status: <b>Active Under Contract</b>             | Remodeled: <b>1969</b>         |
| Living Sq. Ft.: <b>1,600</b>                                   | List Date & DOM: <b>06-12-2023 &amp; 1</b>       | Total Parking: <b>4</b>        |
| Land Sq. Ft.: <b>13,683</b>                                    | Condition: <b>Average</b>                        | <a href="#">Assessed Value</a> |
| Lanai Sq. Ft.: <b>100</b>                                      | Frontage: <b>Other</b>                           | Building: <b>\$225,100</b>     |
| Sq. Ft. Other: <b>0</b>  | Tax/Year: <b>\$110/2022</b>                      | Land: <b>\$1,694,600</b>       |
| Total Sq. Ft. <b>1,700</b>                                     | Neighborhood: <b>Niu Valley</b>                  | Total: <b>\$1,919,700</b>      |
| Maint./Assoc. <b>\$0 / \$0</b>                                 | <a href="#">Flood Zone:</a> <b>Zone D - Tool</b> | Stories / CPR: <b>One / No</b> |
| Parking: <b>3 Car+, Carport, Driveway, Street</b>              | Frontage: <b>Other</b>                           |                                |
| <a href="#">Zoning:</a> <b>04 - R-7.5 Residential District</b> | View: <b>Garden</b>                              |                                |

**Public Remarks:** Wonderful corner lot property conveniently placed just minutes away from shopping, dining, gas stations and schools. Unique layout with spacious bedrooms that have living spaces between each other. Large family room with a versatile kitchen and a large dining area. Sprawling backyard, with fruit trees, flowers and fauna galore. Swimming pool with spacious seating area and a rustic sauna just waiting to be brought back to life for everyday enjoyment. Walk to Niu Valley, 7-11 and wonderful restaurants too. This is a short sale listing, which means the lender will review the offers and make the decisions for the possible transaction and sale. Offers will be submitted as soon as they are received. Buyer is responsible to do their own due diligence. This property is sold as-is. **Sale Conditions:** Short Sale **Schools:** [Koko Head](#), [Niu Valley](#), [Kaiser](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



| Address                               | Price                       | Bd & Bth | Living / Avg.   | Land   Avg.    | DOM |
|---------------------------------------|-----------------------------|----------|-----------------|----------------|-----|
| <a href="#">444 Halemaumau Street</a> | <a href="#">\$1,695,000</a> | 3 & 3/0  | 1,600   \$1,059 | 13,683   \$124 | 1   |

| Address                               | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|---------------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">444 Halemaumau Street</a> | \$110   \$0   \$0   | \$1,694,600   | \$225,100         | \$1,919,700    | 88%   | 1964 & 1969      |

**444 Halemaumau Street** - MLS#: **202313653** - Wonderful corner lot property conveniently placed just minutes away from shopping, dining, gas stations and schools. Unique layout with spacious bedrooms that have living spaces between each other. Large family room with a versatile kitchen and a large dining area. Sprawling backyard, with fruit trees, flowers and fauna galore. Swimming pool with spacious seating area and a rustic sauna just waiting to be brought back to life for everyday enjoyment. Walk to Niu Valley, 7-11 and wonderful restaurants too. This is a short sale listing, which means the lender will review the offers and make the decisions for the possible transaction and sale. Offers will be submitted as soon as they are received. Buyer is responsible to do their own due diligence. This property is sold as-is. **Region:** Diamond Head **Neighborhood:** Niu Valley **Condition:** Average **Parking:** 3 Car+, Carport, Driveway, Street **Total Parking:** 4 **View:** Garden **Frontage:** Other **Pool:** In Ground **Zoning:** 04 - R-7.5 Residential District **Sale Conditions:** Short Sale **Schools:** Koko Head, Niu Valley, Kaiser \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market