

**2836 Easy Street, Honolulu 96817 \* \$1,567,000 \* Originally \$1,688,000**

|                                                                |                                                  |                                |
|----------------------------------------------------------------|--------------------------------------------------|--------------------------------|
| Beds: <b>3</b>                                                 | MLS#: <b>202327986, FS</b>                       | Year Built: <b>1990</b>        |
| Bath: <b>2/1</b>                                               | Status: <b>Active Under Contract</b>             | Remodeled:                     |
| Living Sq. Ft.: <b>2,158</b>                                   | List Date & DOM: <b>12-15-2023 &amp; 44</b>      | Total Parking: <b>2</b>        |
| Land Sq. Ft.: <b>10,889</b>                                    | Condition: <b>Needs Major Repair</b>             | <a href="#">Assessed Value</a> |
| Lanai Sq. Ft.: <b>38</b>                                       | Frontage:                                        | Building: <b>\$301,000</b>     |
| Sq. Ft. Other: <b>0</b>                                        | Tax/Year: <b>\$438/2023</b>                      | Land: <b>\$1,341,800</b>       |
| Total Sq. Ft. <b>2,196</b>                                     | Neighborhood: <b>Nuuanu Area</b>                 | Total: <b>\$1,642,800</b>      |
| Maint./Assoc. <b>\$0 / \$0</b>                                 | <a href="#">Flood Zone:</a> <b>Zone X - Tool</b> | Stories / CPR: <b>Two / No</b> |
| Parking: <b>2 Car, Driveway, Garage, Street</b>                | Frontage:                                        |                                |
| <a href="#">Zoning:</a> <b>03 - R10 - Residential District</b> | View: <b>Mountain</b>                            |                                |

**Public Remarks:** SWEAT EQUITY OPPORTUNITY! Location, Location - minutes to the heart of downtown Honolulu & Waikiki, government offices, university, and shopping. First Floor: foyer, living room, dining room, kitchen, laundry, half bath, main bedroom with walk in closet, full bathroom, oversized 2 car garage with work bench area. Second Floor: living room, 2 bedrooms, full bath, exit to deck/stairs. Oversized property - lots of potential for extra parking, gardening, or other outdoor activities. Spacious home was custom built by current owner - floor plan offers great layout for multigenerational living setup. This 'diamond in the rough' has so much potential! Make Offers - Motivated Seller! **Sale Conditions:** None **Schools:** [Nuuanu, Kawananakoa, Roosevelt](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



| Address                          | Price       | Bd & Bth | Living / Avg. | Land   Avg.    | DOM |
|----------------------------------|-------------|----------|---------------|----------------|-----|
| <a href="#">2836 Easy Street</a> | \$1,567,000 | 3 & 2/1  | 2,158   \$726 | 10,889   \$144 | 44  |

| Address                          | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|----------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">2836 Easy Street</a> | \$438   \$0   \$0   | \$1,341,800   | \$301,000         | \$1,642,800    | 95%   | 1990 & NA        |

**2836 Easy Street** - MLS#: [202327986](#) - Original price was \$1,688,000 - SWEAT EQUITY OPPORTUNITY! Location, Location - minutes to the heart of downtown Honolulu & Waikiki, government offices, university, and shopping. First Floor: foyer, living room, dining room, kitchen, laundry, half bath, main bedroom with walk in closet, full bathroom, oversized 2 car garage with work bench area. Second Floor: living room, 2 bedrooms, full bath, exit to deck/stairs. Oversized property - lots of potential for extra parking, gardening, or other outdoor activities. Spacious home was custom built by current owner - floor plan offers great layout for multigenerational living setup. This 'diamond in the rough' has so much potential! Make Offers - Motivated Seller! **Region:** Metro **Neighborhood:** Nuuanu Area **Condition:** Needs Major Repair **Parking:** 2 Car, Driveway, Garage, Street **Total Parking:** 2 **View:** Mountain **Frontage:** **Pool:** None **Zoning:** 03 - R10 - Residential District **Sale Conditions:** None **Schools:** [Nuuanu](#), [Kawananakoa](#), [Roosevelt](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market