

**2249 Makanani Drive, Honolulu 96817 \* \$875,000 \* Originally \$945,000**

Beds: <b>3</b>	MLS#: <b>202400788, FS</b>	Year Built: <b>1942</b>
Bath: <b>1/1</b>	Status: <b>Active Under Contract</b>	Remodeled: <b>2019</b>
Living Sq. Ft.: <b>1,046</b>	List Date & DOM: <b>01-13-2024 &amp; 69</b>	Total Parking: <b>2</b>
Land Sq. Ft.: <b>5,125</b>	Condition: <b>Average</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>0</b>	Frontage: <b>Other</b>	Building: <b>\$132,400</b>
Sq. Ft. Other: <b>80</b>	Tax/Year: <b>\$361/2023</b>	Land: <b>\$896,600</b>
Total Sq. Ft. <b>1,126</b>	Neighborhood: <b>Kamehameha Heights</b>	Total: <b>\$1,029,000</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, Carport</b>	Frontage: <b>Other</b>	
<a href="#">Zoning</a> : <b>05 - R-5 Residential District</b>	View: <b>City</b>	

**Public Remarks:** Back on market with price improvement. Conveniently located Kamehameha Heights home owned and lived in by just one family. Recently remodeled (2019) kitchen with large island and lots of cabinets. Kitchen opens to living room with vinyl plank flooring. Full bath on main level also renovated in 2019. Main level - 2 bedrooms, 1 full bath, kitchen, living room, and 2-car carport. Lower level - 1 bedroom, laundry room, half bath, workshop, and recreation room that needs some work. Large yard with mango tree downhill of street level. Tax records do not match bedroom count and living area. Home was professionally cleaned prior to listing - seller will not perform repairs or additional cleaning. Please use AS IS Condition Addendum. **Sale Conditions:** None **Schools:** [Kapalama](#), [Kalakaua](#), [Farrington](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	DOM
<a href="#">2249 Makanani Drive</a>	<b>\$875,000</b>	3 & 1/1	1,046   \$837	5,125   \$171	69

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">2249 Makanani Drive</a>	\$361   \$0   \$0	\$896,600	\$132,400	\$1,029,000	85%	1942 & 2019

**2249 Makanani Drive** - MLS#: [202400788](#) - Original price was \$945,000 - Back on market with price improvement. Conveniently located Kamehameha Heights home owned and lived in by just one family. Recently remodeled (2019) kitchen with large island and lots of cabinets. Kitchen opens to living room with vinyl plank flooring. Full bath on main level also renovated in 2019. Main level - 2 bedrooms, 1 full bath, kitchen, living room, and 2-car carport. Lower level - 1 bedroom, laundry room, half bath, workshop, and recreation room that needs some work. Large yard with mango tree downhill of street level. Tax records do not match bedroom count and living area. Home was professionally cleaned prior to listing - seller will not perform repairs or additional cleaning. Please use AS IS Condition Addendum. **Region:** Metro **Neighborhood:** Kamehameha Heights **Condition:** Average **Parking:** 2 Car, Carport **Total Parking:** 2 **View:** City **Frontage:** Other **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** [Kapalama](#), [Kalakaua](#), [Farrington](#) \* [Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info](#)

DOM = Days on Market