

1336 Kamehameha IV Road Unit A, Honolulu 96819 * \$850,000

Sold Price: \$870,000	Sold Date: 05-03-2024	Sold Ratio: 102%
Beds: 7	MLS#: <u>202401017</u>, FS	Year Built: 1949
Bath: 3/0	Status: Sold	Remodeled:
Living Sq. Ft.: 1,696	List Date & DOM: 01-18-2024 & 28	Total Parking: 5
Land Sq. Ft.: 3,500	Condition: Fair	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$175,800
Sq. Ft. Other: 0	Tax/Year: \$220/2024	Land: \$599,400
Total Sq. Ft. 1,696	Neighborhood: Kalihi-lower	Total: \$775,200
Maint./Assoc. \$0 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: Two / No
Parking: 3 Car+, Boat, Carport, Street	Frontage:	
Zoning : 07 - R-3.5 Residential District	View: None	

Public Remarks: Kalihi Gem in need of TLC to make it Sparkle. Quiet and Centrally Located in Honolulu, close to all your lifestyle necessities. Located down a short lane on a shared road, off the main street is a home that has been family owned for over 50+ years. 7 Bedrooms, 3 bathrooms on two separate floors with two separate entrances and 5 parking spaces, 2 are covered. Multi Family uses and NO HOA dues. Property to be Sold "As Is", no repairs/credits will be given. Number of rooms do not match city & county TMK records. 3rd bathroom is ground floor, exterior and has not been used for many years. Solar water heater not operative & possible termite activity was observed upstairs. Buyer to do their own due diligence. ****PLEASE DO NOT WALK ON PROPERTY WITHOUT PERMISSION !** **Sale Conditions:** Subject To Repl. Property **Schools:** [Fern](#), [Dole](#), [Farrington](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
1336 Kamehameha IV Road A	\$850,000	7 & 3/0	1,696 \$501	3,500 \$243	28

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1336 Kamehameha IV Road A	\$220 \$0 \$0	\$599,400	\$175,800	\$775,200	110%	1949 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1336 Kamehameha IV Road A	\$870,000	05-03-2024	102%	102%	Conventional 23000

[1336 Kamehameha IV Road A](#) - MLS#: [202401017](#) - Kalihi Gem in need of TLC to make it Sparkle. Quiet and Centrally Located in Honolulu, close to all your lifestyle necessities. Located down a short lane on a shared road, off the main street is a home that has been family owned for over 50+ years. 7 Bedrooms, 3 bathrooms on two separate floors with two separate entrances and 5 parking spaces, 2 are covered. Multi Family uses and NO HOA dues. Property to be Sold "As Is", no repairs/credits will be given. Number of rooms do not match city & county TMK records. 3rd bathroom is ground floor, exterior and has not been used for many years. Solar water heater not operative & possible termite activity was observed upstairs. Buyer to do their own due diligence. ****PLEASE DO NOT WALK ON PROPERTY WITHOUT PERMISSION !** **Region:** Metro **Neighborhood:** Kalihi-lower **Condition:** Fair **Parking:** 3 Car+, Boat, Carport, Street **Total Parking:** 5 **View:** None **Frontage:** Pool: None **Zoning:** 07 - R-3.5 Residential District **Sale Conditions:** Subject To Repl. Property **Schools:** [Fern](#), [Dole](#), [Farrington](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market